

**Consolidated Edison Company of New York, Inc.
MGP Site Listing**

Site Name	Loc	Street Address	Current and Contemplated Use	Completed SIR Activities (As of September 30, 2015)
Purdy Street Station	Bx	St. Raymond High School for Boys 2151 St. Raymond Avenue, Bronx, NY	High School	Investigation and IRM completed. Remedy selection process completed; remedial design ongoing.
East 115th Street Works	M	Manhattan Center for Science and Mathematics 260 Pleasant Avenue, New York, NY	High School	Investigation completed; remedy approved, remedial design and construction ongoing
East 11th Street Works	M	Jacob Riis Houses 152 Avenue D, New York, NY	Residential Apartment Complex	Investigations completed, remediation required. Alternative Analysis Reports being prepared.
East 11th Street Works	M	184 Avenue D, New York, NY	Sewage Pumping Station	
East 11th Street Works	M	Haven Plaza 3 188 Avenue C, New York, NY	Residential Apartment Building	
East 11th Street Works	M	St. Emeric R.C. Church and School 181 Avenue D, New York, NY	Elementary School and Church	
West 65th Street Works	M	Martin Luther King, Jr. H.S. 120 Amsterdam Ave., New York, NY	High School	Investigation completed; DEC issued No Further Action letter based upon investigation results.
West 65th Street Works	M	Con Edison 130 West End Avenue, 10023	Electric Substation	
Mt. Vernon Works	W	342-362 South 8th Avenue Mount Vernon, NY	Residential Apartment Building	Investigations completed. Remedy selection document prepared and approved by DEC. Required construction of DEC-approved remedy has been completed. Final Engineering Report and SMP submitted to and approved by NYSDEC. Deed Restrictions have been prepared and filed.
Mt. Vernon Works	W	359 South 9th Avenue Mount Vernon, NY	Residential Apartment Building	
Mt. Vernon Works	W	351 South 9th Avenue Mount Vernon, NY	Residential Home	
Mt. Vernon Works	W	349 South 9th Avenue Mount Vernon, NY	Residential Home	
Mt. Vernon Works	W	401 South 9th Avenue Mount Vernon, NY	Residential Apartment Building	
Nepperhan Avenue Works	W	NYSDOT Portion of Nepperhan Avenue	Public Street	Investigation completed; DEC issued No Further Action letter based upon investigation results.
Nepperhan Avenue Works	W	City of Yonkers Vacant Land	Vacant Land	
Nepperhan Avenue Works	W	Privately-Owned Vacant Land	Vacant Land	
Central Avenue Works	W	City of Peekskill 900 Central Avenue	Parking Lot	Investigation and IRM completed; Site Management Plan submitted to DEC in April 2014 and is under review.
Central Avenue Works	W	Barham House Apartments 901 Main Street, Peekskill, NY	Apartment Bldg./Health Care Center	
East 111th Street Works	M	2153 1st Avenue New York, NY	Residential Apartment Building	Investigation completed; remediation required; Alternatives Analysis report submitted to DEC.
East 111th Street Works	M	2138 1st Avenue New York, NY	Commercial	
East 111th Street Works	M	FDR Drive New York, NY	Residential Apartment Building	
East 111th Street Works	M	Thomas Jefferson Park 2158 1st Avenue	Public Park	
East 111th Street Works	M	Con Edison, East 110th Street, New York, NY	Utility Service Center	
Roosevelt Street Station	M	One Madison Street New York, NY	Residential Apartment Building	Investigation completed; DEC issued No Further Action letter based upon investigation results
East 21st Street Works	M	Peter Cooper Village 342 1st Avenue, New York, NY	Residential Apartment Building Complex	Investigation completed; continue remedial planning.
West 42nd Street Works	M	640 West 42nd Street New York, NY	Residential Apartment Building	Remediation of on-site areas completed and DEC has issued Certificate of Completion

**Consolidated Edison Company of New York, Inc.
MGP Site Listing**

Site Name	Loc	Street Address	Current and Contemplated Use	Completed SIR Activities (As of September 30, 2015)
West 42nd Street Works	M	11th Avenue New York, NY	Redeveloped for Residential Apartment Buildings	DEC requires investigation of off-site areas; investigation performed and report submitted to DEC; awaiting DEC/DOH comments.
East 17th Street Station	M	Stuyvesant Town 492 1st Avenue, New York, NY	Residential Apartment Building Complex	Investigation completed; remediation required; alternatives analysis submitted to DEC.
East 19th Street Station	M	Stuyvesant Town 492 1st Avenue, New York, NY	Residential Apartment Building Complex	Investigation completed; remediation required; alternatives analysis submitted to DEC.
Broadway/ Dyckman Street Station	M	12 Dongan Place New York, NY	Residential Apartment Building	Investigation completed; DEC issued No Further Action letter based upon investigation results
Broadway/ Dyckman Street Station	M	4700 Broadway New York, NY	Residential Apartment Building	
Broadway/ Dyckman Street Station	M	20 Dongan Place New York, NY	Residential Apartment Building	
East 108th Street Station	M	2070 1st Avenue New York, NY	Residential Apartment Building	Investigation complete, Remediation required, alternative analysis submitted to DEC
York Avenue Station	M	425 East 61st Street New York, NY	Commercial Condominium	Remedial investigation complete, Site Management Plan and Institutional controls will be developed
York Avenue Station	M	417 East 61st Street New York, NY	Museum	
York Avenue Station	M	1129 York Avenue New York, NY	Commercial Storage Building	
York Avenue Station	M	1143 York Avenue New York, NY	Residential Apartment Building	
York Avenue Station	M	450 East 63rd Street New York, NY	Residential Apartment Building	
York Avenue Station	M	504 East 63rd Street New York, NY	University	
Hester Street Gas Works	M	180 Centre Street New York, NY	Parking Lot	Site characterization study completed. Based upon study results, DEC is requiring institutional controls and development/implementation of Site Management Plan.
Hester Street Gas Works	M	204 Hester Street New York, NY	Parking Lot	
Hester Street Gas Works	M	202 Hester Street New York, NY	Residential Apartment Building	
Hester Street Gas Works	M	200 Hester Street New York, NY	Residential Apartment Building	
Hester Street Gas Works	M	128 Baxter Street New York, NY	Residential Apartment Building	
Hester Street Gas Works	M	126 Baxter Street New York, NY	Residential Apartment Building	
Canal Street Works	M	247 Canal Street New York, NY	Vacant	Unable to obtain access from owner; Con Edison performed records review in lieu of investigation; DEC has issued a No Further Action letter based on the report.
Canal Street Works	M	243 Canal Street New York, NY	Commercial and Residential	
Canal Street Works	M	245 Canal Street New York, NY	Commercial	
West 18th Street Gas Works	M	109 10th Avenue New York, NY	High-Rise Commercial Bldg.	Remedial investigation conducted on portions of these parcels. Investigation on remaining portions delayed indefinitely, pending access permission from owner.
West 18th Street Gas Works	M	111 10th Avenue New York, NY	High-Rise Commercial Bldg.	

**Consolidated Edison Company of New York, Inc.
MGP Site Listing**

Site Name	Loc	Street Address	Current and Contemplated Use	Completed SIR Activities (As of September 30, 2015)
West 18th Street Gas Works	M	501 West 17th Street New York, NY	Parking Lot being Redeveloped for Residential/Commercial Use	DEC has approved remedy; implemented as part of site redevelopment. Remediation completed by owner under separate BCA with NYSDEC. This parcel transferred from Con Edison VCA to BCA with property owner. Con Edison supporting ongoing defense of legal claim by owner for remediation costs.
West 18th Street Gas Works	M	80 11th Avenue New York, NY	Commercial Office Building	Remedial Investigation completed. Remedy selection document prepared based on investigation findings. DEC approved remedy. Construction of DEC-approved remedy completed. DEC has issued Certificate of Completion.
West 18th Street Gas Works	M	511 West 18th Street New York, NY	Commercial truck garage / service Center.	Remedial investigation conducted; Remedial Investigation Report (RIR) submitted to DEC. This parcel (511 West 18th Street) transferred from Con Edison VCA to BCA with property owner. Remediation to be completed during site redevelopment by owner under BCA.
West 18th Street Gas Works	M	131 10th Avenue New York, NY	Commercial Trucking Facility being Redeveloped for Residential Use	No investigation conducted on parcel address 512 West 19th Street as directed by DEC. Decision based on absence of subsurface impacts in soil samples collected from borings on adjacent lots and fact that this parcel was not used for any former gas plant operations.
West 18th Street Gas Works	M	512 West 19th Street New York, NY	Movie Studio and Warehouse	
West 18th Street Gas Works	M	516 West 19th Street New York, NY	Commercial Office Building / Art Gallery	DEC issued NFA. Property redeveloped by owner.
West 18th Street Gas Works	M	Marginal Street & 11th Avenue West 16th to West 20th Streets	Highway	DEC determined that no investigation required in roadway. However, it will be subject to Site-wide Site Management Plan, which has been submitted to and under review by DEC.
West 18th Street Gas Works	M	112 11th Avenue New York, NY	NYS Dept. of Correctional Services Prison	Remedial investigation started in 2015 planned to be complete by end of year, pending owner access.
West 18th Street Gas Works	M	524 West 19th Street New York, NY	Redeveloped for Residential and Commercial Use	Remediation completed as part of property redevelopment. DEC has issued Certificate of Completion.
West 18th Street Gas Works	M	96 11th Avenue New York, NY	Commercial Office Building	Remedial Investigation completed. Remedy selection document prepared based on investigation findings. DEC approved remedy. Remediation construction of DEC-approved remedy completed. DEC has issued Certificate of Completion.
West 18th Street Gas Works	M	100 11th Avenue New York, NY	Being Redeveloped as Residential Building	Remedial Investigation completed. Remedy selection document prepared based on investigation findings. DEC approved remedy. Remediation construction of DEC-approved remedy completed. DEC has issued Certificate of Completion.
West 18th Street Gas Works	M	442 West 18th Street New York, NY	Commercial Warehouse	Remedial investigation conducted. Report Submitted to DEC. Pending DEC approval.
Kingsbridge Station Site	Bx	233 Landing Road Bronx, NY	Commercial	Investigation completed; DEC issued No Further Action letter based upon investigation results
Kingsbridge Station Site	Bx	Landing Road Park Bronx, NY	Public Park	
East 99th Street Works	M	Metropolitan Hospital 1880 First Avenue, New York, NY	Hospital	Remedial investigation complete, Alternatives Analysis in progress
East 99th Street Works	M	Metropolitan Hospital 1880 First Avenue, New York, NY	Hospital	
East 32nd Street Station	M	NYU Medical Center 433 East 30th Street, New York, NY	Hospital	Investigation completed; DEC issued No Further Action letter based upon investigation results
Cedar Street Works	W	47 Cedar Street New Rochelle, NY	Commercial	Remedial investigation fieldwork complete, draft report sbmitted to DEC and pending comments
Unionport Works	Bx	1066 Zerega Avenue Bronx, NY	Vacant Bulk Fuel Oil Terminal	Remedial Investigation complete on and off-site, draft alternatives analysis submitted to DEC, RAWP under development
Ossining Works	W	30 Water Street Ossining, NY	Public Works Yard / Garage	Remedial investigation complete, report was submitted to DEC in 1Q13, comment provided and an additional scope of investigation work will be required.
Ossining Works	W	Con Edison Substation Central Avenue, Ossining, NY	Electric Substation	

Site Name	Loc	Street Address	Current and Contemplated Use	Completed SIR Activities (As of September 30, 2015)
Pemart Avenue Works	W	189 North Water Street Peekskill, NY	Commercial	Separate reports on remedial investigation of upland areas (designated operable unit 1-OU-1) and Hudson River sediments (designated OU-2) submitted to DEC. Additional sediment investigation completed and report submitted to DEC. Remedy selection document (i.e., Alternatives Analysis Report [AAR]) has been submitted to and approved by DEC. 65% Remedial design is ongoing.
Pemart Avenue Works	W	199 North Water Street Peekskill, NY	Commercial	
Pemart Avenue Works	W	175 North Water Street Peekskill, NY	Natural Gas Regulating Station	
Pemart Avenue Works	W	190 North Water Street Peekskill, NY	Commercial	
Pemart Avenue Works	W	200 North Water Street Peekskill, NY	Commercial	
Pemart Avenue Works	W	Merto-North Tracks Along Western Side of 200 North Water Street	Rail Road	
Ludlow Street Works	W	162 Downing Street Yonkers, NY	Vacant Land City of Yonkers DPW Yard	Site investigations completed. RI Report approved by DEC; remedial planning process underway pending disposition of property by owner.
West 45th Street Gas Works	M	633 West 44th Street New York, NY	Commercial	Remedial Action Work Plan submitted to DEC for implementation of institutional controls and preparation of Site Management Plan. DEC has accepted this plan, we are discussing concurrence with property owners.
West 45th Street Gas Works	M	604 West 44th Street New York, NY	Commercial	
West 45th Street Gas Works	M	628 West 45th Street New York, NY	Commercial	
West 45th Street Gas Works	M	621 West 45th Street New York, NY	Commercial	Intrepid Museum may plan to redevelop the property for space shuttle exhibit hall; remedial alternatives report prepared and submitted to DEC; the report was approved with modifications by DEC. Awaiting final decision by Intrepid Museum on plans for the property prior to proceeding with detailed remedial planning.
West 45th Street Gas Works	M	607 West 45th Street New York, NY	Commercial	Remedial Action Work Plan submitted to DEC for implementation of institutional controls and preparation of Site Management Plan. DEC has accepted this plan, we are discussing concurrence with property owners.
West 45th Street Gas Works	M	Portion of Joe DiMaggio Highway between W. 44th & W. 46th Streets	Highway	
Cross/Little Water St Holder Station	M	60 Centre Street New York, NY	Courthouse	Investigation completed; DEC issued No Further Action letter based upon investigation results
East 137th Street Station	Bx	Rose Feis Boulevard Bronx, NY 10454	Commercial	Site characterization report with conclusion of no MGP impacts on the property approved by DEC in 2011. DEC has determined that no further action is presently required for Site.
East 137th Street Station	Bx	Rose Feis Boulevard Bronx, NY 10454	Commercial	
East 137th Street Station	Bx	900 East 138th Street Bronx, NY	Commercial	
East 138th Street Works	Bx	885 East 138th Street Bronx, NY	Factory	Site investigation activities have been completed. Draft Site-wide Remedial Investigation being prepared and is planned to be submitted to DEC in 2015.
East 138th Street Works	Bx	865 East 138th Street Bronx, NY	Car Repair - Produce Distributor	
East 138th Street Works	Bx	850 E. 140th Street Bronx, NY	Commercial Warehouse	
East 138th Street Works	Bx	939 East 138th Street Bronx, NY	Fuel Oil Terminal	
East 138th Street Works	Bx	295 Locust Ave NY	Commercial Warehouse	Stand alone RI for this property completed; DEC approved RI Report. Property transferred from Con Edison's VCA into a Brownfields Cleanup Agreement (BCA) between DEC and property owner.

**Consolidated Edison Company of New York, Inc.
MGP Site Listing**

Site Name	Loc	Street Address	Current and Contemplated Use	Completed SIR Activities (As of September 30, 2015)
West 58th Street Station	M	521 West 58th Street New York, NY	New John Jay College Building	Investigation completed; DEC issued No Further Action letter based upon investigation results
West 132nd Street Station	M	2321 Joe DiMaggio Highway New York, NY	Bus Depot	
West 132nd Street Station	M	611 West 131st Street New York, NY	Commercial Warehouse	Investigation completed; DEC issued No Further Action letter based upon investigation results
West 132nd Street Station	M	624 West 132nd Street New York, NY	Electric Substation	
Zerega Avenue Station	Bx	2383 Blackrock Avenue Bronx, NY	School Bus Terminal	Site characterization study completed, streamlined feasibility study being prepared
Zerega Avenue Station	Bx	Watson Avenue Bronx, NY	Electric Substation	
East 175th Street Station	Bx	1805 Webster Avenue Bronx, NY	Gas Station	Site characterization study completed. DEC issued No Further Action letter based upon investigation results
East 175th Street Station	Bx	1815 Webster Avenue Bronx, NY	Fast Food Restaurant	
East 175th Street Station	Bx	1845 Webster Avenue Bronx, NY	Gas Station	
286 Water Street Site	M	Manhattan-Side Support Tower of the Brooklyn Bridge	Bridge	Investigation completed; DEC issued No Further Action letter based upon investigation results
Rye Gas Works	W	178 Theodore Fremd Avenue Rye, NY	Utility Service Center	Investigation completed. Alternatives Analysis Report approved by DEC. Draft Decision Document being prepared by DEC.
Farrington Street Gas Works	Q	Downing Street Flushing, NY	Parking/Equipment Laydown	Site characterization study and Remedial Investigation completed. Remedial Investigation Report is in progress.
Farrington Street Gas Works	Q	133-01 Higin Street Flushing, NY	Commercial Shopping Center	
Saw Mill River Station	W	30 Worth Street Yonkers, NY	Utility Service Center	No MGP contamination detected at the site and site characterization report approved by DEC. DEC is requiring implementation of Site Management Plan for non-MGP related contaminants. Plan submitted to DEC for review.
Greenburgh Station	W	469 Tarrytown Road Greenburgh, NY	Electric Substation	Investigation completed; DEC issued No Further Action letter based upon investigation results
Greenburgh Station	W	525 Tarrytown Road Greenburgh, NY	Automobile Dealer	
East 173rd Street Works	Bx	Starlight Park - East 173rd Street and Sheridan Expressway Bronx, NY	Public Park	DEC-approved remedy has been implemented and DEC has issued No further action letter for site. On-going annual site reviews being performed.

Site Name	Loc	Street Address	Current and Contemplated Use	Completed SIR Activities (As of September 30, 2015)
Hunts Point Works	Bx	Hunts Point Avenue Bronx, NY	Wholesale Food Market and Vacant Land	Investigation and remediation of various on-site areas managed by NYC Economic Development Corporation under the City of New York's cleanup agreements with DEC; Con Edison is responsible for investigation and remediation, if necessary, of on-site areas not covered by the City's cleanup agreements with the DEC and off-site areas; Investigation and interim remedial measures work plans submitted and approved by DEC. Investigation and remedial planning is ongoing.
Hunts Point Works	Bx	Compressor Station Hunts Point Avenue Bronx, NY	Gas Compressor Station	Remediation completed; DEC has issued a No Further Action letter
East 39th Street Works	M	Robert Moses Park 724 1st Avenue, New York, NY	Public Park	Investigation completed; DEC issued No Further Action letter based upon investigation results
East 39th Street Works	M	1st Avenue, New York, NY	Mid-Town Tunnel Vent House	
East 39th Street Works	M	708 First Avenue and former Waterside Generating Station	Being Redeveloped for Commercial/Residential Use	
Pelham Gas Works	W	847 Pelham Parkway Pelham Manor, NY	Commercial Shopping Center	The property owner entered into a separate cleanup agreement with DEC. Con Edison completed implementation of the DEC-approved corrective action to the completed remedy on behalf of the owner at end of 2013. Final Engineering Report and Site Management Plan are under review by DEC/DOH. Con Edison is responsible for investigating and remediating, if necessary, off-site areas; this investigation has begun.
Pelham Gas Works	Bx	4325 Boston Post Road Bronx, NY	Commercial Shopping Center	
Woodworth Ave Works	W	119 Woodworth Avenue Yonkers, NY	Commercial	Site characterization study work plan approved by DEC, fieldwork pending access
Woodworth Ave Works	W	115 Woodworth Avenue Yonkers, NY	Commercial	
Woodworth Ave Works	W	95 Woodworth Avenue Yonkers, NY	Commercial	
Woodworth Ave Works	W	Metro-North Tracks Between Ashburton Avenue and Babcock Place	Industrial	
Woodworth Ave Works	W	104 Ashburton Avenue Yonkers, NY	Commercial	
East 14th Street Works	M	Stuyvesant Town 492 1st Avenue, New York, NY	Residential Apartment Building	Investigation report approved by DEC. Alternatives analysis report submitted to DEC.
East 14th Street Works	M	East River Steam Station	Industrial	Awaiting DEC's comments on the investigation report.
East 14th Street Works	M	East 16th Street Service Center	Commercial	
East 14th Street Works	M	Ball Field	Recreational	Investigation completed. Based in investigation findings, DEC notified Con Edison that implementation of institutional controls and site management plan, including erosion control, is required.
Astoria Gas Works	Q	31-01 20th Avenue Long Island City, NY	Industrial	Supplemental Remedial investigation being conducted.

Site Name	Loc	Street Address	Current and Contemplated Use	Completed SIR Activities (As of September 30, 2015)
White Plains	W	12 Water Street White Plains, NY	Commercial Office Building	Remediation completed. Post-remediation groundwater monitoring is on-going.
White Plains	W	9 New Street White Plains, NY	Con Edison Electric Substation	
Farrington Street Holder Station	Q	Farrington Street and 32nd Avenue Flushing, NY	Industrial	Interim remedial measures were completed; post-remediation groundwater monitoring is on-going
Tarrytown	W	129 West Main Street Tarrytown, NY	Mixed Commercial/Residential	Remediation completed; DEC has issued a Certificate of Completion
Tarrytown	W	217 West Main Street Tarrytown, NY	Mixed Commercial/Residential	
Hastings on Hudson Gas Works	W	6-8 Washington Avenue Hastings on Hudson, NY	Residential Apartment Building	Investigations completed. Alternatives Analysis Report submitted to DEC.
Hastings on Hudson Gas Works	W	10 Washington Avenue Hastings on Hudson, NY	Commercial	
Hastings on Hudson Gas Works	W	12 Washington Avenue Hastings on Hudson, NY	Commercial/Residential	

Site Name	Current Status -UPDATED AS OF November 1, 2015	1Q16	2Q16	3Q16	4Q16	2017	2018
173rd Street MGP	Continue ongoing post-remediation certifications and meeting with NYC Parks Department personnel on SMP requirements.	OMM	OMM	OMM	OMM	OMM	OMM
Cedar Street Works	RI fieldwork complete and report submitted, pending DEC approval.	RP	RP	RP	RP	RA	OMM
Central Avenue Works	RI report submitted to DEC; assume deed restriction and SMP.	OMM	OMM	OMM	OMM	OMM	OMM
East 11th Street	Draft OU-1 AAR submitted to DEC, AAR for OU-2 being prepared. Ongoing discussions with Archdiocese about St. Emeric property potential developer conducting remediation.	RP	RP	RP	RP	RA	RA
East 14th Street Works	Erosion control completed.	OMM	OMM	OMM	OMM	OMM	OMM
East 17th Street & East 19th St. (ST)	Draft Decision Documents prepared by DEC. Public meeting currently on hold while discussions with property owner are ongoing.	RP	RP	RP	RP	RA	OMM
East 21st Street MGP (PCV)	Draft Decision Documents prepared by DEC. Public meeting currently on hold while discussions with property owner are ongoing. RI report for OU3 under review by DEC.	RP	RP	RP	RP	RA	RA
East 99th Street Works	Draft AAR being prepared.	RP	RP	RP	RP	RP	RA
East 108th Street Holder	Draft AAR (includes E. 111st Street) submitted in 3/10.	RP	RP	RP	RP	RP	RA
East 111th Street Works	Draft AAR (includes E. 108th Street) submitted in 3/10. IRM completed as part of parking lot reconstruction at Lafayette Warehouse parcel.	RP	RP	RP	RP	RP	RA
East 115th Street Works	NAPL Barrier design is ongoing. Phase I SSDS Construction to be completed 3Q16 and installation of Barrier Wall remedy 3Q16 through 2Q17.	RA	RA	RA	RA	RA	OMM
East 138th Street Works	SC/RI fieldwork is complete and the RI report is in progress. It is assumed that deed restriction and SMP will be required for multiple properties.	RP	RP	RP	RP	RP	OMM
Farrington Street MGP	RI completed; RI Report being prepared for DEC submittal 4Q15.	RP	RP	RP	RP	RP	RA
Farrington Street Gasholder	Continue post-Interim Remedial Measure groundwater monitoring.	OMM	OMM	OMM	OMM	OMM	OMM
Hastings on Hudson MGP	DEC has accepted RI report with no additional investigation required and has asked Con Ed to submit an AAR. AAR currently being prepared.	RP	RP	RP	RP	RA	OMM
Hester Street Works	SC report approved, additional investigation not required; draft SMP submitted to DEC.	RP	RP	RP	RP	RA	OMM
Hunts Point Compressor	Continue ongoing post-remediation monitoring.	OMM	OMM	OMM	OMM	OMM	OMM
Hunts Point MGP	Working on obtaining access for SC at MTS and Sultana Citarella. Remedial Planing underway for Krasdale Foods OU-2.	RI	RI	RI	RI	RP	RP
		RP	RP	RP	RP	RP	RP
Ludlow Street Works	RI field work completed. Remedial planning on hold while City of Yonkers assesses future redevelopment of the property.	RP	RP	RP	RP	RA	OMM
Mount Vernon Works	Remediation completed. Longterm OM&M ongoing.	OMM	OMM	OMM	OMM	OMM	OMM
Ossining Works	AAR is being prepared	RP	RP	RP	RP	RA	OMM
Pelham Works	On-going OMM	OMM	OMM	OMM	OMM	OMM	OMM
Pemart Avenue Works	RI completed. AAR has been approved by DEC. Pre-design field work and Remedial design followed by OM&M of installed remedy.	RP	RA	RA	RA	RA	OMM
Purdy Street Station	Remedial design underway. Anticipated remediaton start May 2016.	RP	RA	RA	RA	OMM	OMM
Rye Gas Works	DEC has accepted RI report and has approved the AAR. DEC will prepare a draft Decision Document.	RP	RP	RP	RP	RA	OMM
Saw Mill River Station	Revised SC report approved. No MGP impacts were found. DEC requiring SMP.	OMM	OMM	OMM	OMM	OMM	OMM
Tarrytown (Leaseway)	Continue ongoing post-remediation monitoring.	OMM	OMM	OMM	OMM	OMM	OMM
Unionport Works	AAR submitted. RAWP development is on hold while property owner determines redevelopment plans. Additional off-site investigation may be necessary.	RA	RA	RA	RA	RA	OMM

West 18th Street	Owner of HLP has entered this property into the BCP and has implemented the DEC-approved remedy under its BCA. Owner (Related Properties, LLC) of tax lots 20 and 29 on Block 690 has entered into BCA with DEC. The HLP and Related parcel are no longer being managed by Con Edison. Site-wide RIR and AAR submitted in 2010. Need for remediation on tax lot 59 of Block 715 is not known at this time.	OMM	OMM	OMM	OMM	OMM	OMM
West 42nd Street Works	RI report for off-site areas submitted to DEC.	RI	RI	RI	RI	RP	RP
West 45th Street Works	OU-2 AAR approved by DEC, awaiting Intrepid Museum final redevelopment plans to design and implement remedy. OU-1 RAWP for SMP only approved by DEC. Public meeting expected to be held late-4Q 2015.	RA	RA	RA	RA	OMM	OMM
White Plains MGP	Final Engineering Report approved. Continue post-remediation semi-annual groundwater monitoring.	OMM	OMM	OMM	OMM	OMM	OMM
Woodworth Avenue Works	SC work plan approved; working on access agreements.	RI	RI	RI	RI	RI	RP
York Avenue Station	RI field work underway, working on access to complete remaining work.	RP	RP	RP	RP	RA	RA
Zerega Avenue Station	RI report approved. Remedial action not anticipated other than deed restriction and SMP.	RA	RA	RA	RA	RA	OMM

Site Characterization, from work plan preparation to report approval
Remedial Investigation, from work plan preparation to report approval
Remedial Planning, from AAR or RAWP to remedial design and procurement
Remedial Action, from remediation fieldwork to remediation report approval
Operation, Maintenance & Monitoring of installed engineering/institutional controls

SC
RI
RP
RA
OMM

Notes:

- Projections by quarter for 2016 and yearly thereafter.
- Projections represent estimates based on information available at this time and reasonable assumptions.
- Projection of activities beyond Site Characterization provided only for those sites where based on information available at this time, additional work has been determined to be likely warranted.
- The following 15 sites have received a release from DEC based on a finding of no MGP impacts and are no longer listed in this table: W. 65th Street, Nepperhan Ave, Broadway/Dyckman Street, Kingsbridge Station, W. 58th Street, Roosevelt Street, Cross/Little Water Street Holder Station, W. 132nd Street, E. 39th Street, Canal Street, Greenburgh Station, 286 Water Street, E. 32nd Street, E. 137th Street and E. 175th Street. Two (2) sites were taken out of the VCA by the property owner and have received a Certificate of Completion (COC) after successful remediation: Tarrytown (no longer reported in table above) and W. 42nd Street (COC issued for onsite only – the offsite obligations continue to be reported above). Four (4) sites have been remediated and have received a No Further Action (NFA) letter from the DEC, but have continuing obligations that are reported in the table above: E. 173rd Street (Starlight Park), White Plains, Woodworth Avenue (Greystone Bakery), and Mt. Vernon.

Original Status and Projection date of 11/3/2014
vs. Comparison date of 9/30/2015

Site Name	Current Status	2015				Variation From Projection? (Yes or No)	Reason(s) for Variation From Projection
		1Q	2Q	3Q	4Q		
Purdy Street Station	Remedial design underway. Anticipated remediation start May 2016.	RP	RP	RP	RA	Yes	Property owner required work to be delayed until 2ndQ 2016.
E. 115th Street Works	SSDS Construction and Barrier Wall Design on-going.	RP	RP	RA	RA	No	
E. 11th Street Works (OU-1)	Draft AAR for OU-1 submitted in 2013	RP	RP	RP	RP	No	
E. 11th Street Works (OU-2)	Draft AAR being prepared	RP	RP	RP	RP	No	
Mt. Vernon Works - Mt. Vernon	Remediation Completed. SMP and EC continue to be implemented	RA	RA			No	
Central Ave Works - Peekskill	SMP submitted to DEC Nov. 2013; Deed restriction and SMP.	RI	RP	RP	RP	Yes	DEC approval of SMP still pending.
E. 111th Street Works	Draft AAR (includes E. 108th Street) submitted in 3/10. IRM completed as part of parking lot reconstruction at Lafayette Warehouse parcel.	RP	RP	RP	RP	No	
E. 21st Street Works (OU-1 & OU-3)	Draft AAR for OU-1 submitted in 7/10; draft IRM work plan for NAPL recovery submitted in 10/11. RI report for OU-3 under review by DEC.	RP	RP	RP	RP	No	
E. 21st Street Works (OU-2)	Draft AAR being prepared.	RP	RP	RP	RP	No	
W. 42nd Street Gas Works - offsite	RI report submitted to DEC.	RI	RI	RI	RP		
E. 17th Street Station	Draft Decision Document prepared	RP	RP	RP	RP	No	
E. 19th Street Station	Draft Decision Document prepared	RP	RP	RP	RP	No	
E. 108th Street Station	Draft AAR (includes E. 111st Street) submitted in 3/10.	RP	RP	RP	RP	No	
York Ave Station	SC fieldwork completed; draft report to DEC expected in 4Q11.	SC	RI	RI	RI	No	
Hester Street Gas Works	SC report approved, additional investigation not required; draft SMP submitted to DEC.					No	
W. 18th Street Gas Works (Edison Properties)	Owner has entered this property into the BCP and will implement the remedy under its BCA after DEC approval. This parcel is no longer being managed by Con Edison.					No	
W. 18th Street Gas Works (Verizon Bldg)	Draft RI report submitted May 2009	RI	RI	RI	RI	No	
W. 18th Street Gas Works (Bayview Prison)	RI being implemented and will be completed in 2015	RI	RI	RI	RI	Yes	Unexpectedly received access for initial RI work in 2015.
W. 18th Street Gas Works (Related Properties)	Owner of parcels on Block 691 / Lots 20 & 29 has entered these properties into the BCP and will implement the remedy under its BCA after DEC approval. This parcel is no longer being managed by Con Edison.					Yes	This is new item since last version. Was previously included under site-wide.
W. 18th Street Gas Works (site-wide)	Draft RIR submitted 12/09; Draft AAR submitted in 7/10.	RI	RP	RP	RP	Yes	DEC Approval of Site-Wide AAR pending
E. 99th Street Works	Draft AAR being prepared.	RP	RP	RP	RP	No	
Cedar St Works - New Rochelle	RI work plan approved. Working with owner on access.	RI	RI	RI	RI	No	
Unionport Works	Off-site RI complete, Alternatives Analysis has been submitted and remedial planning underway.	RP	RP	RP	RP	No	
Ossining Works - Ossining	RI is on-going.	RP	RP	RP	RP	No	
Pemart Ave Works - Peekskill (OU-1 / OU-2)	Remedial design ongoing; Remedial planning.	RP	RP	RP	RP		
Ludlow Street Works-Yonkers	RI field work completed. Remedial planning dependent upon future redevelopment; property disposition unknown.	RI	RP	RP	RP	No	
W. 45th Street Gas Works - OU-1	OU-1 RAWP for SMP only approved by DEC. Negotiations with affected property owners on-going to obtain concurrence with remedy.	RP	RP			Yes	DEC added requirement to subject off-site property owners to SMP conditions requiring further evaluation
W. 45th Street Gas Works - parking lot (OU-2)	OU-2 AAR approved by DEC, awaiting Intrepid Museum final redevelopment plans to design and implement remedy.	RP	RP	RP	RP	No	
E. 138th Street Works	RI field investigation complete. RIR being prepared.	SC	SC	SC	SC		
Zerega Avenue Station	RI report approved. Remedial action not anticipated other than deed restriction and SMP.	RP	RP	RP	RP	No	
Rye Gas Works - Rye	Phase 2 RI planned	RI	RP	RP	RP	No	
Farrington Street Gas Works	RI completed; RI Report is in progress.	RI	RI	RI	RI	No	
Saw Mill River Station - Yonkers	Revised SC report approved. No MGP impacts were found. DEC reviewing SMP.					No	
Hunts Point Works - Krasdale (OU-1)	SC completed. Report conditionally approved. SVI/exposure assessment in planning.	RI	RI	RI	RI	Yes	Access to property not available
Hunts Point Works - Discharge pipe (OU-2)	IRM Work Plan under DEC review	RP	RP	RA	RA	Yes	Access to property not available
Hunts Point Works - Halleck Street (OU-3)	SC report approved by DEC; AAR being prepared.	RP	RP	RP	RP	No	
Hunts Point Works - National Foods (OU-4)	Access agreement for SC being finalized.	SC	SC	SC	SC	No	
Hunts Point Works - Offsite (OU-5)	RI Report for sediments approved by DEC; RI Report Addendum for DOC property and SRI Work Plan (for Parcel C) submitted to DEC.	RI	RI	RI	RI	No	
Hunts Point Works - MTS (OU-6)	SC completed and report approved	SC	SC	SC	SC	No	
Astoria Gas Works	RI field work completed in August 2013, additional RI work is anticipated.	RI	RI	RI	RI	No	
Farrington St Holder Station	Continue post IRM groundwater monitoring					No	
Pelham Gas Works (on-site)	Corrective Action jet grouting completed 4Q13, Final Engineering Report and Site Management Plan under review by DEC/DOH. OM&M phase on-going.	RA	RA			Yes	DEC and DOH review of FER/SMP taking longer than anticipated.
Pelham Gas Works (off-site)	RI ongoing, next phase of borings completed, results being evaluated to identify need for further work.	RI	RI	RI	RI	No	
White Plains - northern holders and 12 Water Street (OU-2)	Final Engineering Report approved. Continue post -remediation semi-annual groundwater monitoring.					No	
" - St. John's Church (OU-1)	Construction completion report approved. Continue semi-annual groundwater monitoring.					No	
E. 14th Street Works - Stuyvesant Town	Draft AAR submitted in 7/10. Draft IRM work plan for NAPL recovery submitted in 10/11.	RP	RP	RP	RP	No	
" " - ball fields (OU-2)	Synthetic turf field completed in October 2013	NFA	NFA	NFA	NFA		
" " - generating station (OU-1_)	RI report submitted; assume additional investigation required	RI	RI	RI	RI	No	
Woodworth Ave Works-Yonkers	SC work plan approved; working on access agreements	SC	SC	SC	SC	Yes	Access to property not available
Hastings-on-Hudson Gas Works	RI report being reviewed by DEC	RI	RP	RP	RP	Yes	Property owner refused access to perform additional RI sampling. DEC approved existing data as adequate and accepted draft RI Report without additional data.

Site Characterization, from work plan preparation to report approval
Remedial Investigation, from work plan preparation to report approval
Remedial Planning, from AAR or RAWP to remedial design and procurement
Remedial Action, from remediation fieldwork to remediation report approval

SC
RI
RP
RA

Notes:

(1). Projections by quarter for 2015 and yearly thereafter.

(2). Projections represent "best guesses" based on information available at this time and reasonable assumptions.

(3). Projection of activities beyond Site Characterization provided only for those sites where based on information available at this time, additional work has been determined to be likely warranted.

(4) The following sites have received a release from DEC and are no longer listed in this table: W. 65th Street, Nepperhan Ave, W. 42nd Street onsite, Broadway/Dyckman Street, Kingsbridge, W. 58th Street, Tarrytown, Roosevelt Street, Cross/Little Water Street, W. 132nd Street, E. 39th Street, Canal Street, Greenburgh, 286 Water Street, E. 173rd Street, E. 32nd Street, E. 137th Street, and E. 175th Street.

Consolidated Edison Company of New York, Inc.

(Based on 9/30/2015 Cost Projections)

Superfund Cost Projections For Linking Period and Rate Year (2017)

À

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year	Rate Year Projected Activities
Superfund Sites														ff \$\$\$
	Borne Chemical	0	11	0	0	1	12	PRP Group remediation expenses	1	0	0	1	2	PRP Group remediation expenses
	Cortese Landfill	0	30	0	0	0	30	Operate groundwater treatment system	25	0	0	0	25	Operate groundwater treatment system
	Curcio SF Site	25	15	15	15	25	95	Groundwater monitoring and reporting. Prepare Classification Exception Area Report for EPA and NJDEP. Assume EPA will issue a new 5-year consent order continuing ongoing monitoring and CEA reporting.	10	10	10	10	40	Groundwater monitoring & reporting
	Echo Ave.	10	0	20	0	0	30	Perform updated survey reflecting land acquisition from NY State Office of General Services. Finalize site management plan.	0	0	0	10	10	Annual inspection and certification
	Flushing Creek	80	30	1000	3,000	100	4,210	Complete remedial design, perform remedial construction, and prepare remediation report. Start preparation of Site Management Plan.	25	5	5	5	40	Finalize Site Management Plan. Start post-remediation O&M and reporting.
	Global Landfill	0	0	0	0	0	0	No group assessments expected because anticipated work is currently expected to be covered by funds in the trust	0	0	0	0	0	No group assessments expected because anticipated work is currently expected to be covered by funds in the trust
	Gowanus Canal	2200	350	850	350	1250	5000	Attorneys & consultant fees (\$1.6M) + interim contribution to remedial design costs (\$3.4M), which contribution is subject to a true-up after the allocation proceeding is completed. Review remedial design, develop allocation, and participate in PRP group. (Note: This estimate is based on outside consultant work, legal work, and costs related to participation in the PRP group. This does not include any response costs. EPA, in its ROD, has estimated that the clean-up will cost \$506 million. At this time, there is insufficient information to determine the actual response costs, Con Edison's potential share of such costs, and the cash flow of such costs.)	250	1150	250	550	2,200	Attorneys & consultant fees (\$1M) + interim contribution to remedial design costs (\$1.2M), which contribution is subject to a true-up after the allocation proceeding is completed. Review remedial design, develop allocation, and participate in PRP group. (Note: This estimate is based on outside consultant work, legal work, and costs related to participation in the PRP group. This does not include any response costs. EPA, in its ROD, has estimated that the clean-up will cost \$506 million. At this time, there is insufficient information to determine the actual response costs, Con Edison's potential share of such costs, and the cash flow of such costs.)
	Maspeth	25	15	15	15	40	110	Product recovery, groundwater monitoring & reporting; decommissioning of some wells	15	15	0	25	55	Product recovery, groundwater monitoring & reporting. Decommission remaining wells after receive DEC closure.
	Metal Bank	0	5	25	0	0	30	PRP Group remediation expenses	4	0	0	0	4	PRP Group remediation expenses
	N. 1st St. Terminal/Fyn Paint	65	15	10	5	10	105	Investigation of former south fuel oil tank farm parcel and preparation of investigation report.	0	0	0	0	0	Assumes contamination, which was caused by others, will be addressed by others.
	Newtown Creek	50	50	50	50	50	250	Evaluation of potential liability.	50	50	50	50	200	Evaluation of potential liability.
	Subtotal Superfund	2455	521	1985	3,435	1,476	9,872		380	1,230	315	651	2,576	

Site	Priority*	Site Name	County	Con Ed Facility?	Status (as of 9/30/15)
1	Medium	10th – 11th St./37th – 38th Ave.	Queens	No	Initial field investigation completed; investigation report submitted to DEC; supplemental investigation will be required. Spill 1-11 closed.
2	**	East River Complex	Manhattan	Partially	Initial investigation completed; investigation report under DEC review; a supplemental investigation has been completed; consultant preparing supplemental report for submittal to DEC; some remediation may be required; product recovery & groundwater monitoring ongoing.
4	High	12th – 21st St./38th – 41st Ave.	Queens	No	Initial field investigation completed; investigation report submitted to DEC, which commented on the report; supplemental investigation will be required.
4a	**	LIC Subway/12th St. & 41st Ave.	Queens	No	On going groundwater monitoring.
7a	High	Pipeline 2/E71st St.	Manhattan	No	Investigation Work Plan approved; field investigation pending. Will be addressed in conjunction with fuel oil pipeline closure activities
9	Medium	Astoria Blvd/ 78th Street	Queens	No	The first phase of investigation has been completed. A request for a scope change for the second phase of investigation has been submitted to the DEC.
10	**	Astoria Site	Queens	Yes	Investigation and remediation ongoing. Addressed separately under hazardous waste permit.
12	High	Farragut Substation & Vicinity	Brooklyn	Partially	Only remaining open spill is located off-site from substation. Initial remedial measure (product recovery) is underway. Additional delineation is required.
14	**	Hudson Avenue Station	Brooklyn	Yes	Additional investigation required to submit data gaps. Work plan submitted to DEC. DEC agreed to Company proposal to deactivate hydraulic control system for fuel oil tank farm area; excavation may eventually will be required to remove contaminated soil.
19	Medium	12th Ave./ 40th St - W49th St. Substation	Manhattan	Partially	Dielectric fluid related to an historic spill encountered during feeder repair; recovery system installed and product recovery ongoing. Additional investigation is required. Work plan submitted to DEC, which provided comments. Response to DEC comments and revised work plan submitted. DEC issued additional comments.
22	Low	Westchester Ave./ St. Ann's Ave.	Bronx	No	Investigation Work Plan submitted to DEC.
23	Medium	E 25th St./ FDR	Manhattan	No	Investigation Work Plan submitted to DEC.
26	**	Vernon Blvd. & 47th Ave./54th Ave.	Queens	No	Supplemental field investigation completed and report submitted to DEC, which closed all except one spill (26-6) at the site. Additional investigation needed for the open spill.
28	Medium	W 59th St./ 11th Ave. (West End Ave.)	Manhattan	No	Investigation Work Plan submitted to DEC, which has conditionally approved it pending final revisions to be submitted. Company plans to address in phases. Revised work plan for first phase (spill 28-3) approved by DEC pending NYCDOT permit requirements.
30	Low	Meeker Avenue/ Leonard Street	Brooklyn	No	Investigation Work Plan approved by the DEC; field investigation underway
33	Low	79th St./ 3rd Avenue	Brooklyn	No	Revised Investigation Work Plan submitted to DEC, which provided additional comments. DEC responded to subsequent Company response. Revised work plan to be submitted for DEC approval.
35	Low	Park Place/ New York Ave.	Brooklyn	No	First phase of investigation completed. Second phase pending evaluation of first phase results.
38	Low	52nd St/ 1st. Ave.	Brooklyn	No	Investigation Work Plan submitted to and approved by DEC. Subsequently, Con Edison determined that this site should be addressed by US Power Generating Company ("USPG") and Con Edison should be indemnified for Appendix B costs incurred by USPG per a 1999 sales agreement for the Narrows Gas Turbine Facility and associated feeders, including the feeder from which the spill for this site occurred. USPG has reimbursed Con Edison for SIR costs. Con Edison requested that the DEC transfer this site to USPG. Such transfer is pending a formal agreement between DEC and USPG.

Site	Priority*	Site Name	County	Con Ed Facility?	Status (as of 9/30/15)
39	Low	108th St./ 64th Rd.	Queens	No	Investigation completed; report to DEC being prepared.
49	Low	141st Street/ Brook Avenue	Bronx	No	Investigation Work Plan submitted to DEC, which provided comments; Con Edison is preparing a response to DEC comments.
56	High	Broadway/141st St./142nd St.	Manhattan	No	DEC approved supplemental investigation report and remedial action work plan. Bid specifications for remedial action being prepared.
57	Medium	4th Ave. and Garfield St./ 6th street	Brooklyn	No	Investigation Work Plan submitted to DEC, which provided comments. Con Edison responded to DEC comments and submitted a revised work plan to DEC.
59	Medium	Jay and Concord Street	Brooklyn	No	Investigation Work Plan submitted to DEC, which provided comments. Con Edison responded to DEC, which provided additional comments.
60	Medium	11th Street Conduit	Brooklyn	No	Investigation completed; report being prepared.
61	Low	Classon And Flushing	Brooklyn	No	Investigation Work Plan submitted to DEC.
64	Low	St. James btw Gates and Fulton	Brooklyn	No	Investigation Work Plan submitted to DEC.
65	Low	E 189th Street and Webster Avenue	Brooklyn	No	Investigation Work Plan submitted to DEC.
66	Low	E 233 Street and Webster	Brooklyn	No	Investigation Work Plan submitted to DEC.
68	Low	Parkchester-Tremont S/S	Bronx	No	Investigation Work Plan submitted to DEC.
69	High	Broadway south of W. 116th St.	Manhattan	No	Initial investigation completed; investigation report submitted to DEC, which had requested additional information before reconsidering Con Edison's spill closure request. DEC decision pending concerning whether additional investigation is required. If oil is found in subway tunnel, remediation would be required.
70	Medium	Worth N/O Centre St.	Manhattan	No	Investigation Work Plan submitted to DEC.
71	Medium	W 59th Street and 5th Avenue	Manhattan	No	Investigation Work Plan submitted to DEC.
72	Medium	E Broadway E/O Grand Street	Manhattan	No	Investigation completed in two phases. Report requesting closure pending DEC approval for one phase. For second phase, investigation report and plan to address oil found on groundwater is being prepared.
73	Medium	W 67th Street w/o Broadway	Manhattan	No	Investigation Work Plan submitted to DEC, which provided comments. Response to DEC comments and revised work plan pending.
76	Low	Ave A and E 6th Street	Manhattan	No	Investigation Work Plan being prepared
78	Low	11th Avenue and 29th Street	Manhattan	No	Investigation Work Plan being prepared
79	High	Vernon Boulevard	Queens	No	An initial investigation and supplemental investigation were completed and reports submitted to the DEC. Additional investigation will likely be required.
80	Low	Cooper Avenue and 73rd Place	Queens	No	Investigation Work Plan submitted to DEC.
83	**	Dunwoodie Substation	Westchester	Yes	Investigation completed; groundwater monitoring & some product recovery ongoing.
84	**	Elmsford Substation	Westchester	Yes	Investigation and soil and manhole remediation completed; remediation report has been submitted and approved by DEC. Product recovery ongoing. Supplemental investigation performed to address an area where oil persists on groundwater. Based on results, a remedial action work plan for soil excavation was submitted to and approved by the DEC.

* Per the DEC-approved Site Prioritization Report.

** Not addressed in Site Prioritization Report ("SPR"), since investigation already started or planned at time SPR was developed.

Consolidated Edison Company of New York, Inc.
Appendix B Sites
Cost Projections For Linking Period and Rate Year (2017)

(Based on 9/30/2015 Cost Projections)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year	Rate Year Projected Activities
Appendix B Sites														
1	10th – 11th St./37th – 38th Ave., Queens	12	0	0	0	10	22	Submit closure request for Spill 1-9. Start to respond to anticipated DEC comments on investigation work plan.	10	0	0	35	45	Respond to anticipated DEC comments on investigation work plan. Start investigation.
2	East River Area	50	20	20	20	20	130	Prepare supplemental investigation report, groundwater monitoring, product recovery, manhole cleanouts.	20	70	20	50	160	Reporting, groundwater monitoring, product recovery, manhole cleanouts. Respond to anticipated DEC comments on investigation reports. Assume additional soil delineation and minor hot spot soil remediation will be required in the Millhouse Yard. Perform delineation and start remedial design.
4	12th – 21st St./38th – 41st Ave., Queens	10	0	10	0	10	30	Review DEC comments on investigation report and prepare supplemental investigation work plan.	0	10	0	50	60	Respond to anticipated DEC comments on investigation work plan. Start investigation.
4a	12th St & 41st Ave	5	5	5	5	5	25	Groundwater monitoring & reporting	5	5	5	5	20	Groundwater monitoring & reporting
7a	FRD/E71st St. (Pipeline 2)	0	0	0	0	0	0	Expect to perform investigation in conjunction with fuel oil pipeline closure activities after 2017	0	0	0	0	0	Expect to perform investigation in conjunction with fuel oil pipeline closure activities after 2017
9	Astoria Blvd/78th Street	20	10	130	15	30	205	Complete investigation. reporting	0	0	15	0	15	Address anticipated DEC comments on investigation report
12	Farragut	8	34	43	43	8	136	Additional investigation, implement interim remedial measures, reporting	8	8	33	10	59	Product recovery. Perform hot spot soil removal and prepare remediation report.
14	Hudson Ave.	207	80	50	40	40	417	Supplemental investigation. Prepare investigation report. Clean MHs. Continue gauging and monitoring and recovery efforts. Assumes groundwater pumping system in fuel oil tank farm moat remains inactive.	40	40	40	40	160	Product recovery, groundwater monitoring, reporting. Assumes groundwater pumping system at fuel oil tank farm remains shutdown,
19	W. 49th St. Substation Area (11th Ave.)	5	5	85	20	5	120	Investigation, reporting. Product recovery system O&M	5	5	5	5	20	Product recovery system O&M,
22	Westchester Ave.	0	15	0	0	25	40	Respond to anticipated DEC work plan comments. Start investigation after receive DEC approval.	75	15	0	10	100	Complete investigation, prepare investigation report & respond to anticipated DEC comments on report
23	E. 25th St./FDR Drive	0	0	0	0	20	20	Respond to anticipated DEC work plan comments	10	10	100	70	190	Perform investigation after DEC approved work plan.
26	Vernon Blvd. & 47th Ave./54th Ave., Queens	0	10	0	10	0	20	Prepare supplemental investigation work plan for Spill 26-6 & respond to anticipated DEC comments.	0	50	10	10	70	Perform investigation and prepare investigation report.
28	W. 54th St./11th Ave.	25	25	50	70	70	240	Perform investigation and prepare report for 28-3. Submit Amtrak permit Access Agreement in 3Q 2016. Also assumes submit revised work plan to DEC for Spill sites 28-1, 2, & 5-10.	10	100	100	100	310	Respond to DEC comments on 28-3 report. Perform investigation for other spills after DEC approves work plan
30	Meeker Ave./Leonard St.	70	70	50	5	5	200	Complete investigation, prepare investigation report.	0	10	0	0	10	Respond to anticipated DEC comments on investigation report.
33	79th St./3rd Ave., B'klyn	30	0	0	90	90	210	Perform investigation	10	10	0	10	30	Prepare investigation report and respond to anticipated DEC comments.
35	Park Place/ New York Ave.	20	140	80	30	0	270	Perform investigation, prepare investigation report.	0	10	0	0	10	Respond to anticipated DEC comments on investigation report.
38	52nd St./1st Ave., B'klyn	0	0	0	0	0	0	Assumes spill will be transferred to US Power Gen, which now owns, operates and maintains the feeder that leaked, under a 1999 sales agreement.	0	0	0	0	0	Assumes spill will be transferred to US Power Gen, which now owns, operates and maintains the feeder that leaked, under a 1999 sales agreement.
39	108th St./64th Rd	25	10	25	10	10	80	Prepare investigation report. Respond to anticipated DEC comments on report. Perform product recovery & groundwater monitoring and reporting.	8	8	8	8	32	Product recovery & groundwater monitoring.
49	141st St./Brook Ave.	20	0	0	100	10	130	Respond to DEC comments on work plan, perform investigation, and start to prepare investigation report	10	0	10	0	20	Complete investigation report, respond to anticipated DEC comments
56	Broadway/131st St - 141st St	10	10	10	1200	700	1930	Remedial design and remedial action	15	15	0	10	40	Prepare remediation report and address anticipated DEC comments
57	4th Ave. & Garfield St./6th St.	0	0	55	55	10	120	Perform investigation after received DEC work plan approval. Start preparing investigation report	10	0	10	0	20	Complete investigation report, respond to anticipated DEC comments
59	Jay St. and Concord St.	25	5	5	0	15	50	Respond to DEC comments on investigation work plan, submit revised work plan, and prepare to start investigation after receive DEC approval.	100	80	10	10	200	Perform investigation and prepare investigation report.

Consolidated Edison Company of New York, Inc.
Appendix B Sites
Cost Projections For Linking Period and Rate Year (2017)

(Based on 9/30/2015 Cost Projections)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year	Rate Year Projected Activities
60	11th Street Conduit	120	0	10	0	0	130	Complete investigation and prepare investigation report. Respond to anticipated DEC comments.	0	0	0	0	0	Assumes additional investigation and/or remediation will not be required.
61	Flushing Ave./Classon/BQE	0	0	0	15	0	15	Respond to anticipated DEC work plan comments	0	50	50	10	110	Perform investigation after DEC approves work plan & prepare report.
64	St. James/Gates/Fulton St.	0	0	0	15	0	15	Respond to anticipated DEC work plan comments	0	50	50	10	110	Perform investigation after DEC approves work plan & prepare report.
65	189th St./Webster Ave.	0	0	0	0	15	15	Respond to anticipated DEC work plan comments	0	0	50	50	100	Perform investigation after DEC approves work plan.
66	233rd St./Webster Ave.	0	0	0	0	15	15	Respond to anticipated DEC work plan comments	0	0	50	50	100	Perform investigation after DEC approves work plan.
68	Parkchester/Tremont Substation	6	0	10	0	100	116	Respond to anticipated DEC comments on work plan and perform investigation after obtain DEC approval.	10	10	0	5	25	Prepare investigation report and respond to DEC comments.
69	Broadway/108th St - 125th St	0	0	5	0	0	5	Respond to anticipated additional DEC comments on investigation report	0	0	0	0	0	Assumes additional investigation and/or remediation will not be required.
70	Worth Street N. of Centre St.	0	0	0	0	0	0	Investigation work plan pending DEC review/comment.	20	0	150	50	220	Respond to anticipated DEC comments on work plan. Perform investigation after DEC approves work plan.
71	West 59th Street & 5th Avenue	0	0	0	0	0	0	Investigation work plan pending DEC review/comment.	20	0	150	50	220	Respond to anticipated DEC comments on work plan. Perform investigation after DEC approves work plan.
72	E. Broadway East of Grand St.	44	72	33	27	33	209	Prepare investigation report. Remedial planning to address free product. Implement product recovery & reporting.	27	33	27	33	120	Product recovery & reporting
73	West 67th St. West of Broadway	20	0	5	150	50	225	Prepare revised investigation work plan to address DEC comments. Perform investigation after receive DEC approval.	10	10	0	10	30	Prepare investigation report and respond to DEC comments.
76	E. 6 th St./Ave. A	0	0	0	0	0	0	Investigation work plan pending DEC review/comment.	0	20	0	0	20	Respond to anticipated DEC comments on work plan.
78	11 th Ave./W. 29 th St.	0	0	0	0	0	0	Investigation work plan pending DEC review/comment.	0	20	0	0	20	Respond to anticipated DEC comments on work plan.
79	Vernon Blvd/Queens	0	0	0	10	10	20	Address anticipated DEC comments on supplemental investigation work plan.	0	25	50	50	125	Perform investigation
80	Cooper Ave./73rd Place	0	0	10	0	50	60	Respond to anticipated DEC comments on revised work plan and start investigation after receive DEC approval.	50	10	0	10	70	Complete investigation and prepare investigation report; respond to anticipated DEC comments.
83	Dunwoodie S/S	5	5	5	5	5	25	Groundwater monitoring, some product recovery if necessary, reporting	5	5	5	5	20	Groundwater monitoring, some product recovery if necessary, reporting
84	Elmsford S/S	80	21	6	6	6	119	Prepare remedial action work plan, perform soil remediation, and prepare remediation report. Groundwater monitoring and reporting	6	6	6	6	24	Groundwater monitoring and reporting
Subtotal - Appendix B		817	537	702	1941	1367	5,364		484	685	954	762	2,885	

Consolidated Edison Company of New York, Inc.
Astoria Site
Cost Projections For Linking Period and Rate Year (2017)

(Based on 9/30/2015 Cost Projections)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year (\$000)	Rate Year Projected Activities
Astoria Site														
	Astoria (ICM)	7	7	7	7	7	35	Product recovery, groundwater monitoring, reporting	7	7	7	7	28	Product recovery, groundwater monitoring, reporting
	Astoria MGP	800	50	50	0	0	900	Supplemental investigation and report	0	0	0	0	0	No charges currently anticipated
	Astoria North Storage Yard Remediation	25	25	25	25	25	125	Cap inspection, maintenance, report	25	25	25	25	100	Cap inspection, maintenance, report
	East Yard Remediation	20	50	50	50	50	220	Complete remedial design, procurement support	100	4,350	4,350	4,350	13,150	Start Remediation
	Pump House Area	200	25	25	25	25	300	Supplemental investigation and report, remedial planning	100	500	500	43	1,143	Remediation (removal of soil with oil contamination), reporting.
	Former Pond Area	0	0	0	0	0	0		0	50	50	100	200	Remedial design
	Triangle Area AOC	0	0	0	0	0	0		0	50	50	100	200	Remedial design
	Subtotal Astoria Site	1,052	157	157	107	107	1,580		232	4,982	4,982	4,625	14,821	

Consolidated Edison Company of New York, Inc
 UST Sites - Cost Projections - Linking Period and Rate Year (2017)

(Based on 9/30/2015 Cost Projections)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year (\$000)	Rate Year Projected Activities
Underground Storage Tank (UST) Sites														
	3rd Ave Yard SC	48	48	26	124	41	287	Perform supplemental investigation and prepare comprehensive sitewide investigation report. Remedial planning for groundwater in former employee parking lot near 4th Ave. Groundwater monitoring & reporting.	21	58	95	28	202	In-situ groundwater remediation in former employee parking lot near 4th Ave. Remedial planning for other areas with contamination. Groundwater monitoring & reporting
	Atlantic Ave. SC	20	15	15	15	15	60	Groundwater monitoring and reporting	15	15	15	15	60	Groundwater monitoring and reporting
	Newtown Substation	15	15	15	50	70	165	Groundwater monitoring and reporting. Assumes activated carbon replacement.	15	15	15	15	60	Groundwater monitoring and reporting
	Rye SC	0	0	0	0	0	0	To be addressed under Rye Gas Works MGP Site	0	0	0	0	0	To be addressed under Rye Gas Works MGP Site
	357 Tuckahoe Road, Yonkers	15	2	2	2	2	23	Prepare investigation report. Groundwater monitoring & reporting. Closure of a destroyed monitoring well	2	2	2	2	8	Groundwater monitoring and reporting
	Subtotal UST	98	80	58	191	128	555		53	90	127	60	330	

Consolidated Edison Company of New York, Inc.

Cost Projections For Other Sites - Linking Period and Rate Year (2017)Á

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year (\$000)	Rate Year Projected Activities
Other Sites														
	24 St. Casimir Avenue/Columbus Place, Yonkers (former Substation)	5	5	5	85	85	185	Prepare internal memo identifying potential need for remediation and evaluating alternatives. Assume decision is reached to perform limited soil remediation. Remedial planning and perform remedial action. Start to prepare consolidated investigation / remediation report	10	5	5	0	20	Finalize report and prepare internal memo summarizing investigation and remediation performed.
	2502-2512 Tilden Avenue (former Substation)	10	0	45	45	20	120	Prepare investigation work plan. After receive DEC work plan approval, perform investigation. Prepare consolidated investigation report.	0	0	30	30	60	Prepare internal memo identifying potential need for remediation and evaluating alternatives. Assuming consensus on the scope of remediation, perform remedial design.
	3290 Laconia Avenue/3299 Yates Avenue, Bronx (former Substation)	30	0	0	0	0	30	Additional investigation is pending former substation building demolition, which is assumed to be completed after 2017.	0	0	0	0	0	Additional investigation is pending former substation building demolition, which is assumed to be completed after 2017.
	34 Ainslie Street (former Substation)	5	0	15	15	25	60	Address additional DEC comments and prepare final report. Assuming DEC closes out spills, decommission monitoring wells. Prepare consolidated investigation report and prepare internal memo identifying potential need for remediation and evaluating alternatives.	0	0	0	0	0	Assumes that no further investigation or remediation will be required.
	53 Smith Street, Portchester (former Substation)	0	5	5	120	90	220	Remedial planning and remedial action. Start to prepare consolidated investigation / remediation report	10	10	0	0	20	Finalize report and prepare internal memo summarizing investigation and remediation.
	800 Central Avenue, Peekskill (former Substation)	0	0	20	0	0	20	Prepare comprehensive site investigation report to support potential sale. Assumes there will not be any additional investigation or remediation.	0	0	0	0	0	Assumes that no further investigation or remediation will be required.
	132nd St. PURS, Manhattan	0	10	0	30	10	50	Perform investigation and prepare investigation report.	0	0	5	0	5	Respond to anticipated DEC comments on investigation report.
	Dielectric Fluid Spill Sites	30	60	80	80	80	330	Supplemental investigations and product recovery for spills at 1st Ave. & 20th St. and 1st Ave. & 110th St. Prepare Remedial Action Work Plan and start to prepare bid specifications for spill at Van Wyck Expressway North Service Road (VWE) & Jamaica Ave.	80	80	60	60	280	Product recovery & reporting for spills at 1st Ave. & 20th St. and 1st Ave. & 110th St. Finalize bid specifications and support procurement for spill at VWE & Jamaica Ave.
	Kent Ave. (former Generating Station)	13	0	5	1	2	21	Annual post-remediation inspection/report per Site Management Plan; DEC oversight costs	1	5	1	1	8	Annual post-remediation inspection/report per Site Management Plan
	Richmond Terrace (former Generating Station)	170	20	20	25	10	245	Perform supplemental investigation. Prepare consolidated investigation report and prepare internal memo identifying potential need for remediation and evaluating alternatives.	0	30	30	10	70	Assuming consensus on the scope of remediation, prepare bid specifications for remedial construction.
	Subtotal Other Remedial Sites	263	100	195	401	322	1,281		101	130	131	101	463	

Consolidated Edison Company of New York, Inc.
 Site Investigation and Remediation Expenditures (\$ x 1000)
 for the Linking Period, Rate Year and Subsequent Twelve Month Periods Beginning January 1 of 2018 Through December 31 of 2019
 Based on September 30, 2015 Cost Projections

	<u>Linking Period</u>	<u>Rate Year</u>	<u>Jan. 1 - Dec. 31, 2018</u>	<u>Jan. 1 - Dec. 31, 2019</u>	<u>Total</u>
MGP	\$ 28,471	\$ 20,853	\$ 27,138	18,133	\$ 94,595
Superfund	9,872	2,576	2,330	2,318	\$ 17,096
Appendix B	5,364	2,885	1,297	637	\$ 10,183
Astoria	1,580	14,821	7,633	12,240	\$ 36,274
UST	555	330	366	722	\$ 1,973
Other Remediation Sites	1,281	463	398	1,418	\$ 3,560
Total	47,123	41,928	39,162	35,468	163,681

NOTE:

All projected costs were based on information available at the time they were developed and on anticipated actions of others such as approval by the DEC, access provided by property owners, and property owners' development plans. The estimated costs presented in my testimony and exhibits concerning the SIR programs are subject to change based upon design and construction-related contingencies, which may include regulatory review, approval schedules, permitting processes, access and cooperation issues with property owners, results of site investigations, unanticipated field conditions and/or force majeure events. Delays in a project may result in acceleration or substitution of other projects.

Consolidated Edison Company of New York, Inc.
SIR Program Cost Projections For Linking Period and Rate Year (2017)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year (\$000)	Rate Year Projected Activities
Appendix B Sites														
1	10th – 11th St./37th – 38th Ave., Queens	12	0	0	0	10	22	Submit closure request for Spill 1-9. Start to respond to anticipated DEC comments on investigation work plan.	10	0	0	35	45	Respond to anticipated DEC comments on investigation work plan. Start investigation.
2	East River Area	50	20	20	20	20	130	Prepare supplemental investigation report, groundwater monitoring, product recovery, manhole cleanouts.	20	70	20	50	160	Reporting, groundwater monitoring, product recovery, manhole cleanouts. Respond to anticipated DEC comments on investigation reports. Assume additional soil delineation and minor hot spot soil remediation will be required in the Millhouse Yard. Perform delineation and start remedial design.
4	12th – 21st St./38th – 41st Ave., Queens	10	0	10	0	10	30	Review DEC comments on investigation report and prepare supplemental investigation work plan.	0	10	0	50	60	Respond to anticipated DEC comments on investigation work plan. Start investigation.
4a	12th St & 41st Ave	5	5	5	5	5	25	Groundwater monitoring & reporting	5	5	5	5	20	Groundwater monitoring & reporting
7a	FRD/E71st St. (Pipeline 2)	0	0	0	0	0	0	Expect to perform investigation in conjunction with fuel oil pipeline closure activities after 2017	0	0	0	0	0	Expect to perform investigation in conjunction with fuel oil pipeline closure activities after 2017
9	Astoria Blvd/78th Street	20	10	130	15	30	205	Complete investigation. reporting	0	0	15	0	15	Address anticipated DEC comments on investigation report
12	Farragut	8	34	43	43	8	136	Additional investigation, implement interim remedial measures, reporting	8	8	33	10	59	Product recovery. Perform hot spot soil removal and prepare remediation report.
14	Hudson Ave.	207	80	50	40	40	417	Supplemental investigation. Prepare investigation report. Clean MHs. Continue gauging and monitoring and recovery efforts. Assumes groundwater pumping system in fuel oil tank farm moat remains inactive.	40	40	40	40	160	Product recovery, groundwater monitoring, reporting. Assumes groundwater pumping system at fuel oil tank farm remains shutdown,
19	W. 49th St. Substation Area (11th Ave.)	5	5	85	20	5	120	Investigation, reporting. Product recovery system O&M	5	5	5	5	20	Product recovery system O&M,
22	Westchester Ave.	0	15	0	0	25	40	Respond to anticipated DEC work plan comments. Start investigation after receive DEC approval.	75	15	0	10	100	Complete investigation, prepare investigation report & respond to anticipated DEC comments on report
23	E. 25th St./FDR Drive	0	0	0	0	20	20	Respond to anticipated DEC work plan comments	10	10	100	70	190	Perform investigation after DEC approved work plan.
26	Vernon Blvd. & 47th Ave./54th Ave., Queens	0	10	0	10	0	20	Prepare supplemental investigation work plan for Spill 26-6 & respond to anticipated DEC comments.	0	50	10	10	70	Perform investigation and prepare investigation report.
28	W. 54th St./11th Ave.	25	25	50	70	70	240	Perform investigation and prepare report for 28-3. Submit Amtrak permit Access Agreement in 3Q 2016. Also assumes submit revised work plan to DEC for Spill sites 28-1, 2, & 5-10.	10	100	100	100	310	Respond to DEC comments on 28-3 report. Perform investigation for other spills after DEC approves work plan
30	Meeker Ave./Leonard St.	70	70	50	5	5	200	Complete investigation, prepare investigation report.	0	10	0	0	10	Respond to anticipated DEC comments on investigation report.
33	79th St./3rd Ave., B'klyn	30	0	0	90	90	210	Perform investigation	10	10	0	10	30	Prepare investigation report and respond to anticipated DEC comments.
35	Park Place/ New York Ave.	20	140	80	30	0	270	Perform investigation, prepare investigation report.	0	10	0	0	10	Respond to anticipated DEC comments on investigation report.
38	52nd St./1st Ave., B'klyn	0	0	0	0	0	0	Assumes spill will be transferred to US Power Gen, which now owns, operates and maintains the feeder that leaked, under a 1999 sales agreement.	0	0	0	0	0	Assumes spill will be transferred to US Power Gen, which now owns, operates and maintains the feeder that leaked, under a 1999 sales agreement.
39	108th St./64th Rd	25	10	25	10	10	80	Prepare investigation report. Respond to anticipated DEC comments on report. Perform product recovery & groundwater monitoring and reporting.	8	8	8	8	32	Product recovery & groundwater monitoring.
49	141st St./Brook Ave.	20	0	0	100	10	130	Respond to DEC comments on work plan, perform investigation, and start to prepare investigation report	10	0	10	0	20	Complete investigation report, respond to anticipated DEC comments
56	Broadway/131st St - 141st St	10	10	10	1200	700	1930	Remedial design and remedial action	15	15	0	10	40	Prepare remediation report and address anticipated DEC comments
57	4th Ave. & Garfield St./6th St.	0	0	55	55	10	120	Perform investigation after received DEC work plan approval. Start preparing investigation report	10	0	10	0	20	Complete investigation report, respond to anticipated DEC comments
59	Jay St. and Concord St.	25	5	5	0	15	50	Respond to DEC comments on investigation work plan, submit revised work plan, and prepare to start investigation after receive DEC approval.	100	80	10	10	200	Perform investigation and prepare investigation report.

Consolidated Edison Company of New York, Inc.
Cost Projections For Linking Period and Rate Year (2017)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year	Rate Year Projected Activities
60	11th Street Conduit	120	0	10	0	0	130	Complete investigation and prepare investigation report. . Respond to anticipated DEC comments.	0	0	0	0	0	Assumes additional investigation and/or remediation will not be required.
61	Flushing Ave./Classon/BQE	0	0	0	15	0	15	Respond to anticipated DEC work plan comments	0	50	50	10	110	Perform investigation after DEC approves work plan & prepare report.
64	St. James/Gates/Fulton St.	0	0	0	15	0	15	Respond to anticipated DEC work plan comments	0	50	50	10	110	Perform investigation after DEC approves work plan & prepare report.
65	189th St./Webster Ave.	0	0	0	0	15	15	Respond to anticipated DEC work plan comments	0	0	50	50	100	Perform investigation after DEC approves work plan.
66	233rd St./Webster Ave.	0	0	0	0	15	15	Respond to anticipated DEC work plan comments	0	0	50	50	100	Perform investigation after DEC approves work plan.
68	Parkchester/Tremont Substation	6	0	10	0	100	116	Respond to anticipated DEC comments on work plan and perform investigation after obtain DEC approval.	10	10	0	5	25	Prepare investigation report and respond to DEC comments.
69	Broadway/108th St - 125th St	0	0	5	0	0	5	Respond to anticipated additional DEC comments on investigation report	0	0	0	0	0	Assumes additional investigation and/or remediation will not be required.
70	Worth Street N. of Centre St.	0	0	0	0	0	0	Investigation work plan pending DEC review/comment.	20	0	150	50	220	Respond to anticipated DEC comments on work plan. Perform investigation after DEC approves work plan.
71	West 59th Street & 5th Avenue	0	0	0	0	0	0	Investigation work plan pending DEC review/comment.	20	0	150	50	220	Respond to anticipated DEC comments on work plan. Perform investigation after DEC approves work plan.
72	E. Broadway East of Grand St.	44	72	33	27	33	209	Prepare investigation report. Remedial planning to address free product. Implement product recovery & reporting.	27	33	27	33	120	Product recovery & reporting
73	West 67th St. West of Broadway	20	0	5	150	50	225	Prepare revised investigation work plan to address DEC comments. Perform investigation after receive DEC approval.	10	10	0	10	30	Prepare investigation report and respond to DEC comments.
76	E. 6 th St./Ave. A	0	0	0	0	0	0	Investigation work plan pending DEC review/comment.	0	20	0	0	20	Respond to anticipated DEC comments on work plan.
78	11 th Ave./W. 29 th St.	0	0	0	0	0	0	Investigation work plan pending DEC review/comment.	0	20	0	0	20	Respond to anticipated DEC comments on work plan.
79	Vernon Blvd/Queens	0	0	0	10	10	20	Address anticipated DEC comments on supplemental investigation work plan.	0	25	50	50	125	Perform investigation
80	Cooper Ave./73rd Place	0	0	10	0	50	60	Respond to anticipated DEC comments on revised work plan and start investigation after receive DEC approval.	50	10	0	10	70	Complete investigation and prepare investigation report; respond to anticipated DEC comments.
83	Dunwoodie S/S	5	5	5	5	5	25	Groundwater monitoring, some product recovery if necessary, reporting	5	5	5	5	20	Groundwater monitoring, some product recovery if necessary, reporting
84	Elmsford S/S	80	21	6	6	6	119	Prepare remedial action work plan, perform soil remediation, and prepare remediation report. Groundwater monitoring and reporting	6	6	6	6	24	Groundwater monitoring and reporting
Subtotal - Appendix B		817	537	702	1941	1367	5,364		484	685	954	762	2,885	
Superfund Sites														
	Borne Chemical	0	11	0	0	1	12	PRP Group remediation expenses	1	0	0	1	2	PRP Group remediation expenses
	Cortese Landfill	0	30	0	0	0	30	Operate groundwater treatment system	25	0	0	0	25	Operate groundwater treatment system
	Curcio SF Site	25	15	15	15	25	95	Groundwater monitoring and reporting. Prepare Classification Exception Area Report for EPA and NJDEP. Assume EPA will issue a new 5-year consent order continuing ongoing monitoring and CEA reporting.	10	10	10	10	40	Groundwater monitoring & reporting
	Echo Ave.	10	0	20	0	0	30	Perform updated survey reflecting land acquisition from NY State Office of General Services. Finalize site management plan.	0	0	0	10	10	Annual inspection and certification
	Flushing Creek	80	30	1000	3,000	100	4,210	Complete remedial design, perform remedial construction, and prepare remediation report. Start preparation of Site Management Plan.	25	5	5	5	40	Finalize Site Management Plan. Start post-remediation O&M and reporting.
	Global Landfill	0	0	0	0	0	0	No group assessments expected because anticipated work is currently expected to be covered by funds in the trust	0	0	0	0	0	No group assessments expected because anticipated work is currently expected to be covered by funds in the trust

Consolidated Edison Company of New York, Inc.
 Cost Projections For Linking Period and Rate Year (2017)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year	Rate Year Projected Activities
	Gowanus Canal	2200	350	850	350	1250	5000	Attorneys & consultant fees (\$1.6M) + interim contribution to remedial design costs (\$3.4M), which contribution is subject to a true-up after the allocation proceeding is completed. Review remedial design, develop allocation, and participate in PRP group. (Note: This estimate is based on outside consultant work, legal work, and costs related to participation in the PRP group. This does not include any response costs. EPA, in its ROD, has estimated that the clean-up will cost \$506 million. At this time, there is insufficient information to determine the actual response costs, Con Edison's potential share of such costs, and the cash flow of such costs.)	250	1150	250	550	2,200	Attorneys & consultant fees (\$1M) + interim contribution to remedial design costs (\$1.2M), which contribution is subject to a true-up after the allocation proceeding is completed. Review remedial design, develop allocation, and participate in PRP group. (Note: This estimate is based on outside consultant work, legal work, and costs related to participation in the PRP group. This does not include any response costs. EPA, in its ROD, has estimated that the clean-up will cost \$506 million. At this time, there is insufficient information to determine the actual response costs, Con Edison's potential share of such costs, and the cash flow of such costs.)
	Maspeth	25	15	15	15	40	110	Product recovery, groundwater monitoring & reporting; decommissioning of some wells	15	15	0	25	55	Product recovery, groundwater monitoring & reporting. Decommission remaining wells after receive DEC closure.
	Metal Bank	0	5	25	0	0	30	PRP Group remediation expenses	4	0	0	0	4	PRP Group remediation expenses
	N. 1st St. Terminal/Fyn Paint	65	15	10	5	10	105	Investigation of former south fuel oil tank farm parcel and preparation of investigation report.	0	0	0	0	0	Assumes contamination, which was caused by others, will be addressed by others.
	Newtown Creek	50	50	50	50	50	250	Evaluation of potential liability.	50	50	50	50	200	Evaluation of potential liability.
	Subtotal Superfund	2455	521	1985	3,435	1,476	9,872		380	1,230	315	651	2,576	
Astoria Site														
	Astoria (ICM)	7	7	7	7	7	35	Product recovery, groundwater monitoring, reporting	7	7	7	7	28	Product recovery, groundwater monitoring, reporting
	Astoria MGP	800	50	50	0	0	900	Supplemental investigation and report	0	0	0	0	0	No charges currently anticipated
	Astoria North Storage Yard Remediation	25	25	25	25	25	125	Cap inspection, maintenance, report	25	25	25	25	100	Cap inspection, maintenance, report
	East Yard Remediation	20	50	50	50	50	220	Complete remedial design, procurement support	100	4,350	4,350	4,350	13,150	Start Remediation
	Pump House Area	200	25	25	25	25	300	Supplemental investigation and report, remedial planning	100	500	500	43	1,143	Remediation (removal of soil with oil contamination), reporting.
	Former Pond Area	0	0	0	0	0	0		0	50	50	100	200	Remedial design
	Triangle Area AOC	0	0	0	0	0	0		0	50	50	100	200	Remedial design
	Subtotal Astoria Site	1,052	157	157	107	107	1,580		232	4,982	4,982	4,625	14,821	
MGP Sites														
	173rd Street MGP (Starlight Park)	4	0	0	5	0	9	Annual inspection/certification	0	0	5	0	5	Annual inspection/certification
	Cedar St. Works	0	0	0	0	0	0	Remedial design.	0	0	0	0	0	Need for remediation is unknown.
	Central Ave - Peekskill	10	5	5	5	5	30	Long term monitoring with annual certification	5	5	5	5	20	Long term monitoring with annual certification
	E. 108th Street Station	25	0	0	0	25	50	Pilot testing and remedial design.	0	0	0	20	20	Post-remediation monitoring.
	E. 11 Street Works	40	0	0	0	0	40	Indoor air monitoring and begin remediation	200	200	200	200	800	Remediation assumes DNAPL recovery and surface soil removal only.
	E. 137th Street Station	0	0	0	0	0	0	No further actions required	0	0	0	0	0	No further actions required
	E. 138th Street Works	30	0	0	0	0	30	Completion of SC pending access.	0	0	0	0	0	Need for remediation is unknown.
	E. 14th Street Works - East River	0	0	0	0	0	0	Remedy completion; inspection and certification	0	0	0	0	0	Annual inspection and certification.
	E. 175th Station	0	0	0	0	0	0	No further actions required	0	0	0	0	0	No further actions required.
	E. 21st Street (PCV)	50	1300	0	0	0	1350	Indoor air monitoring; OU-2 remedial planning	250	250	250	250	1000	Indoor air monitoring; OU-2 remedial planning.
	E. 32nd Street Station	0	0	0	0	0	0	No further actions required	0	0	0	0	0	No further actions required.
	E. 99th Street Works	125	25	25	25	25	225	Routine monitoring; remedial plan not yet determined.	25	25	25	25	100	Routine monitoring; remedial plan not yet determined.
	E.111th Street Gas Works	25	0	0	0	25	50	Pilot testing and remedial design.	0	0	0	25	25	Post-remediation monitoring.
	E.115th Street Gas Works	1650	1350	1360	2950	2950	10,260	Remedial design and procurement; remedial action (SSDS and Barrier Wall); and, indoor air testing	65	65	65	60	255	Indoor air testing, OM&M of Barrier Wall recovery wells.

Consolidated Edison Company of New York, Inc.
Cost Projections For Linking Period and Rate Year (2017)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year	Rate Year Projected Activities
	E.14St.,E.17 St. & E.19th St. (Stuy Town)	0	20	40	0	0	60	Indoor air sampling and analysis.	50	50	50	50	200	Indoor air sampling and analysis.
	Farrington Holder	23	0	0	0	23	46	Post-IRM long term monitoring	50	50	50	50	200	Post-IRM long term monitoring and RI for Non-IRM area.
	Farrington Street Gas Works	100	0	100	0	100	300	Supplemental RI/Remedial planning	0	100		100	200	Remedial Planning.
	Hastings on Hudson MGP	50	0	0	0	0	50	Conduct supplemental RI and complete RI report.	0	0	0	0	0	Remedial action.
	Hester Street Gas Works	25	0	0	0	25	50	Annual inspection and certification	0	0	0	25	25	Annual inspection and certification
	Hunts Point Compressor Station	0	4	0	0	0	4	Post-remediation annual inspection and certification	4	0	0	0	4	Post-remediation annual inspection and certification.
	Hunts Point EDC site	1,170	200	200	200	200	1,970	Investigation and remediation with reimbursement to NYCEDC	200	200	0	0	400	Investigation and remediation with reimbursement to NYCEDC.
	Ludlow Street Works - Yonkers	2	0	0	0	0	2	Remedial planning	0	0	0	0	0	Remedial planning and remedial action.
	Mt. Vernon Works	45	10	10	10	10	85	Long term monitoring with annual certification; ongoing oxygen injection.	10	10	10	10	40	Long term monitoring with annual certification; ongoing oxygen injection.
	Ossining Works - Ossining	10	10	10	10	10	50	Continued DNAPL recovery	10	10	10	10	40	Continued DNAPL recovery.
	Pelham Gas Works - Pelham Manor	195	225	225	225	225	1,095	Post-remediation long term O&M; and, off-site RI.	225	225	225	225	900	Post-remediation long term O&M.
	Pemart Ave Works -Peekskill	20	30	20	200	3,000	3,270	Remedial design, procurement, commence remedial action	2,000	3,000	7,000	2,000	14,000	Complete Remedial action.
	Port Chester, NY	0	0	0	0	0	0	No further actions required	0	0	0	0	0	No further actions required
	Purdy Street Station	50	10	25	1,312	2,363	3,760	Remedial planning and design; and, remediation	1050	0	0	0	1050	Monitoring, Annual inspection and certification
	Rye Gas Works - Rye	0	50	50	50	50	200	Supplemental RI, remedial planning	250	250	250	250	1000	Scope of remediation is unknown.
	Saw Mill River Station - Yonkers	5	0	0	0	0	5	Finalize SMP.	0	0	0	0	0	Annual inspection and certification
	Unionport Works	25	0	0	0	0	25	Investigation and remedial planning	0	0	0	0	0	Remedy not yet determined.
	W. 18th Street	2,005	1,000	1,000	5	5	4,015	Ongoing routine inspections and reporting. Need for site-wide remediation is unknown. Legal costs to respond to ongoing HLP litigation.	5	5	5	5	20	Ongoing routine inspections and reporting. Need for site-wide remediation is unknown. Legal costs to respond to ongoing HLP litigation. Legal action assumed to conclude in 2016.
	W. 42nd Street Gas Works	0	0	0	0	0	0	Need for remediation is unknown.	0	0	0	0	0	Need for remediation is unknown.
	W. 45th Street Gas Works	0	5	15	0	0	20	Prepare SMP.	0	0	0	25	25	Monitoring, Annual inspection and certification
	White Plains MGP	480	0	25	0	25	530	Groundwater monitoring at OU-1 and OU-2 and ACR; Manhole replacement at Hamilton Ave. parking lot	0	25	0	0	25	Groundwater monitoring
	Woodworth Ave. Works - Yonkers	50	50	40	0	0	140	Supplemental RI.	50	40	0	0	90	Need for remediation is unknown.
	York Ave Station	25	0	0	0	25	50	Annual inspection and certification.	0	0	0	25	25	Annual inspection and certification.
	Zerega Avenue Station	25	0	0	0	25	50	Annual inspection and certification.	0	0	0	24	24	Annual inspection and certification.
	Common Expenses	90	90	90	90	290	650	Program wide, non-site specific expenses.	90	90	90	90	360	Program wide, non-site specific expenses.
	Subtotal MGP Sites	6,354	4,384	3,240	5,087	9,406	28,471	Common program expenses related to communication and technical meetings	4,539	4,600	8,240	3,474	20,853	Common program expenses related to communication and technical meetings
Underground Storage Tank (UST) Sites														
	3rd Ave Yard SC	48	48	26	124	41	287	Perform supplemental investigation and prepare comprehensive sitewide investigation report. Remedial planning for groundwater in former employee parking lot near 4th Ave. Groundwater monitoring & reporting.	21	58	95	28	202	In-situ groundwater remediation in former employee parking lot near 4th Ave. Remedial planning for other areas with contamination. Groundwater monitoring & reporting
	Atlantic Ave. SC	20	15	15	15	15	60	Groundwater monitoring and reporting	15	15	15	15	60	Groundwater monitoring and reporting
	Newtown Substation	15	15	15	50	70	165	Groundwater monitoring and reporting. Assumes activated carbon replacement.	15	15	15	15	60	Groundwater monitoring and reporting
	Rye SC	0	0	0	0	0	0	To be addressed under Rye Gas Works MGP Site	0	0	0	0	0	To be addressed under Rye Gas Works MGP Site
	357 Tuckahoe Road, Yonkers	15	2	2	2	2	23	Prepare investigation report. Groundwater monitoring & reporting. Closure of a destroyed monitoring well	2	2	2	2	8	Groundwater monitoring and reporting
	Subtotal UST	98	80	58	191	128	555		53	90	127	60	330	

Consolidated Edison Company of New York, Inc.
 Cost Projections For Linking Period and Rate Year (2017)

Site #	Investigation/Remediation Site	4Q15	1Q16	2Q16	3Q16	4Q16	Total Linking Period	Linking Period Projected Activities	1Q17	2Q17	3Q17	4Q17	Total Rate Year	Rate Year Projected Activities
Other Sites														
	24 Market Street Ossining (former Substation)	0	0	0	0	0	0	Additional investigation is pending former substation building demolition, which is assumed to be completed after 2017.	0	0	0	0	0	Additional investigation is pending former substation building demolition, which is assumed to be completed after 2017.
	24 St. Casimir Avenue/Columbus Place, Yonkers (former Substation)	5	5	5	85	85	185	Prepare internal memo identifying potential need for remediation and evaluating alternatives. Assume decision is reached to perform limited soil remediation. Remedial planning and perform remedial action. Start to prepare consolidated investigation / remediation report	10	5	5	0	20	Finalize report and prepare internal memo summarizing investigation and remediation performed.
	2502-2512 Tilden Avenue (former Substation)	10	0	45	45	20	120	Prepare investigation work plan. After receive DEC work plan approval, perform investigation. Prepare consolidated investigation report.	0	0	30	30	60	Prepare internal memo identifying potential need for remediation and evaluating alternatives. Assuming consensus on the scope of remediation, perform remedial design.
	3290 Laconia Avenue/3299 Yates Avenue, Bronx (former Substation)	30	0	0	0	0	30	Additional investigation is pending former substation building demolition, which is assumed to be completed after 2017.	0	0	0	0	0	Additional investigation is pending former substation building demolition, which is assumed to be completed after 2017.
	34 Ainslie Street (former Substation)	5	0	15	15	25	60	Address additional DEC comments and prepare final report. Assuming DEC closes out spills, decommission monitoring wells. Prepare consolidated investigation report and prepare internal memo identifying potential need for remediation and evaluating alternatives.	0	0	0	0	0	Assumes that no further investigation or remediation will be required.
	53 Smith Street, Portchester (former Substation)	0	5	5	120	90	220	Remedial planning and remedial action. Start to prepare consolidated investigation / remediation report	10	10	0	0	20	Finalize report and prepare internal memo summarizing investigation and remediation.
	59th Street Station Fuel Oil Spill	0	0	0	0	0	0	Assumes DEC will close out spill with no further action required.	0	0	0	0	0	Assumes DEC will close out spill with no further action required.
	800 Central Avenue, Peekskill (former Substation)	0	0	20	0	0	20	Prepare comprehensive site investigation report to support potential sale. Assumes there will not be any additional investigation or remediation.	0	0	0	0	0	Assumes that no further investigation or remediation will be required.
	132nd St. PURS, Manhattan	0	10	0	30	10	50	Perform investigation and prepare investigation report.	0	0	5	0	5	Respond to anticipated DEC comments on investigation report.
	Dielectric Spill Sites	30	60	80	80	80	330	Supplemental investigations and product recovery for spills at 1st Ave. & 20th St. and 1st Ave. & 110th St. Prepare Remedial Action Work Plan and start to prepare bid specifications for spill at Van Wyck Expressway North Service Road (VWE) & Jamaica Ave.	80	80	60	60	280	Product recovery & reporting for spills at 1st Ave. & 20th St. and 1st Ave. & 110th St. Finalize bid specifications and support procurement for spill at VWE & Jamaica Ave.
	Kent Ave. (former Generating Station)	13	0	5	1	2	21	Annual post-remediation inspection/report per Site Management Plan; DEC oversight costs	1	5	1	1	8	Annual post-remediation inspection/report per Site Management Plan
	Richmond Terrace (former Generating Station)	170	20	20	25	10	245	Perform supplemental investigation. Prepare consolidated investigation report and prepare internal memo identifying potential need for remediation and evaluating alternatives.	0	30	30	10	70	Assuming consensus on the scope of remediation, prepare bid specifications for remedial construction.
	Van Nest Complex Parking Lot	0	0	0	0	0	0	Report requesting no further action pending DEC review. Assumes no further action will be required.	0	0	0	0	0	Additional costs are not currently anticipated.
	Subtotal Other Remedial Sites	263	100	195	401	322	1,281		101	130	131	101	463	
	Total Remedial Managed Projects	11,039	5,789	6,337	11,162	12,806	47,123		5,779	11,717	14,749	9,673	41,928	

Notes
 1. All projected activities and costs were based on information available at the time they were developed and on anticipated actions of others such as approval by the DEC, access provided by property owners, and property owners' development plans. The projected activities, schedules and estimated costs presented in my testimony and exhibits concerning the SIR programs are subject to change based upon design and construction-related contingencies, which may include regulatory review, approval schedules, permitting processes, access and cooperation issues with property owners, results of site investigations, unanticipated field conditions and/or force majeure events. Delays in a project may result in acceleration or substitution of other projects.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: Flushing Creek

- Cost Projection for Linking Period: \$4.21 million
- Cost Projection for Rate Year: \$ 0.04 million
- Expected Site Investigation and Remediation Activities:

In September 2007, the DEC notified the Company that PCB contamination, which the DEC attributes to Con Edison's and its predecessor companies' operations at the Company's former Flushing Service Center had been detected in the sediment of a mudflat area of the Flushing Creek along the former service center property's bulkhead. In April 2008, the DEC and the Company entered into an Administrative Consent Order under which the Company is required to investigate the extent of the off-site contamination caused by those former operations and, if deemed necessary by the DEC, to remediate that contamination. In 2009 and 2010, the Company implemented a DEC-approved remedial investigation/feasibility study ("RI/FS") work plan for the mudflat area in question and other sections of the Flushing Creek in the vicinity of the former service center property. The Company submitted an RI Report to the DEC in March 2011 and received DEC approval of the report in August 2011. The results of the investigation indicate that PCBs and other contaminants are present in Flushing Creek sediment in the vicinity of the former service center site, as well as in areas further upstream and downstream from the site. Based on forensic PCB congener analysis and other data, the Company concluded, and the DEC agreed, that some of the sediment contamination was not caused by contamination that originated at the Company's former service center. On October 21, 2011, the Company submitted a draft Feasibility Study ("FS") Report to the DEC. This report evaluated various remedial alternatives and recommended a preferred option entailing the dredging of contaminated sediment from a specified area to address site-related PCB-impacted sediment in the vicinity of the former service center. Based upon the DEC's comments, Con Edison revised its draft FS Report to include the dredging of a larger area in the vicinity of the former service center property and additional dredging in two other areas to the extent feasible. In August 2013, after an opportunity for public comment, the DEC issued a Decision Document, which specified its selected remedy, which includes a remedial design program, excavation/dredging of site-related PCB-impacted soil/sediment, restoration of the excavated/dredged areas, institutional controls, and a site management plan.

Depending on approval of the Company's proposed start date by the U.S. Army Corps of Engineers, the Company anticipates that it will complete the remedial design, perform remediation, and prepare a remediation report during the Linking Period and finalize a Site Management Plan and start to implement it during the Rate Year.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: Gowanus Canal Superfund Site

- Cost Projection for Linking Period: \$5.0 million
- Cost Projection for Rate Year: \$2.2 million
- Expected Site Investigation and Remediation Activities:

On March 2, 2010, the EPA added the Gowanus Canal in Brooklyn (the “Canal”) to its National Priorities List (“NPL”) of Superfund sites. Before the site was listed, in August 2009, Con Edison received an EPA Notice of Potential Liability and Request for Information regarding its and its predecessors’ operations at three facilities that are located adjacent to or near the 1.8 mile Canal: the Third Avenue Yard, the Gowanus Substation and the Gowanus Gas Turbines Site (which was sold in 1999). In November 2009, CECONY submitted a comprehensive response to EPA’s Information Request with respect to the three named facilities. In addition to Con Edison, EPA has sent notices of potential liability and requests for information to 38 other parties and has sent requests for information to 71 additional other parties. Since receiving EPA’s notice of potential liability, Con Edison has notified its insurers and has put the buyer of the gas turbines on notice that it intends to seek indemnification for covered environmental claims under the terms of the Company’s agreement of sale.

In September 2013, the EPA issued a Record of Decision (“ROD”) that documented the agency’s final decision on the scope and type of remediation required. EPA concluded that there was significant contamination at the site, including coal tar, polycyclic aromatic hydrocarbons, PCBs, pesticides, metals, and volatile organic compounds. EPA selected a remedy for the site that includes dredging and disposal of some contaminated sediments and stabilization and capping of contamination that will not be removed. EPA estimated the cost of the selected remedy to be about \$506.1 million (and indicated the actual cost could be significantly higher or lower).

In March 2014, the EPA issued an order to Con Edison and orders to the other PRPs (with the exception of the City of New York (which received a separate order at a later date), and the federal PRPs) to be jointly and severally responsible for the performance of the remedial design, which EPA estimated would cost \$35 million. EPA stated that it expected National Grid to perform the remedial design under the order and for the other PRPs to help fund the work.

In April 2014, Con Edison provided notice to the EPA that it intended to comply with the order and that it would negotiate with National Grid to make an appropriate contribution to fund the remedial design. In furtherance of this, Con Edison is participating with other PRPs in an allocation process to determine each PRP’s appropriate share of the liability for the remedial design costs. During the pendency of this allocation process, Con Edison, together with other PRPs, will provide interim funding for the remedial design subject to reallocation in the allocation proceeding. Therefore, Con Edison projects that it will incur costs during the Linking Period and the Rate Year for outside consultant and legal support for the allocation process and for its interim share of the remedial design work expenditures.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: Appendix B Site 56 (Broadway/131st St. – 141st St.)

- Cost Projection for Linking Period: \$1.93 million
- Cost Projection for Rate Year: \$0.04 million
- Expected Site Investigation and Remediation Activities:

Con Edison has completed several rounds of soil and groundwater investigation of the eight (8) transmission feeder dielectric fluid spills associated with Appendix B Site 56, starting in 2006. As a result, the DEC has closed five (5) of the spills. Site investigations indicated the presence of impacted soil in the vicinity of the three (3) remaining spills. In January 2015, Con Edison submitted to the DEC a combined supplemental site investigation report and revised remedial action work plan ("RAWP"), which the DEC conditionally approved on February 23, 2015. The three open spills are described below:

- Spill 56-2 is located at Broadway, south of West 132nd Street. This spill occurred on February 11, 1982 and involved a leak of 1,000 gallons of dielectric fluid from Feeder M52. The NYSDEC spill number assigned to this spill is 8102002.
- Spill 56-4 is located at Broadway, approximately 80 feet north of West 131st Street. This spill occurred on March 18, 1984 and involved a leak of 4,000 gallons of dielectric fluid from Feeder M52. The NYSDEC spill number assigned to this spill is 8303209.
- Spill 56-8 is located at Broadway between West 144th Street and West 145th Street. This spill was first reported on November 29, 1995 and consisted of a leak of 1,000 gallons of dielectric fluid from Feeder M52.

The DEC-approved RAWP requires Con Edison to excavate and dispose of impacted soil that exceeds the DEC's soil cleanup objectives for dielectric fluid, backfill with clean soil, and restore the excavated roadway and sidewalk areas. In addition, during remedial activities, the Company must inspect its nearby underground structures for the presence of oil and, if dielectric fluid is found, the Company will be required to report the finding and clean the structures. Depending on the findings during remedial activities, the DEC may require installation of one or more groundwater monitoring wells.

Con Edison anticipates conducting the remedial design and the remediation during the Linking Period and preparing a remediation report during the Rate Year.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: Astoria Site

- Cost Projection for Linking Period: \$1.58 million
- Cost Projection for Rate Year: \$14.821 million
- Expected Site Investigation and Remediation Activities:

Information on projected Linking Period and Rate Year work at the Astoria Site is provided below. Background and SIR status information for the Astoria Site are provided in the EH&S Panel's testimony in the "Astoria" section under the "SIR Program" heading. Additional information on projected costs and activities is provided in Exhibit (EHS-7).

The primary SIR costs projected for the Astoria Site during the Linking Period are associated with the supplemental remedial investigation of the environmental impacts from the former MGP operations, the supplemental investigation of and remedial design for the Purge Oil Pump House Area, and the remedial design for the remediation of the East Yard. The primary SIR costs projected for the Astoria site during the Rate Year are associated with the East Yard remediation and the Purge Oil Pumphouse remediation. Additional projected costs during both the Linking Period and Rate Year are associated with post-remediation operation, maintenance and monitoring in the North Storage Yard and ongoing interim corrective measures involving gauging and recovery of oil in several wells located at the site. Additional projected costs during the Rate Year are associated with remedial design for the Former Pond Area and the Triangle Area.

Remedial design for the East Yard, where new and reconditioned transformers returned from the field are stored by the Company, began in September 2014 and is expected to continue throughout the Linking Period. The primary chemical of concern for the East Yard is PCBs, which, in several areas, are present at levels exceeding the DEC's industrial use soil cleanup objectives. Remediation will include removal of contaminated soil and overlying asphalt and concrete, backfill with clean soil, and site restoration. This work is currently projected to start during the Rate Year and be completed the following year. The estimated SIR cost for the East Yard remediation is projected to be approximately \$17.4 million based on initial estimates provided by a consultant. Of that amount, it is projected that approximately \$13 million would be incurred during the Rate Year and approximately \$4.4 million would be incurred during the following year.

Con Edison's cost projections do not include potential costs that could be incurred as a result of any DEC comments on the Company's February 2008 site-wide investigation report or on the supplemental MGP investigation report that is expected to be submitted to the DEC during the Linking Period.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: East 115th Street Gas Works

- Cost Projection for Linking Period: \$ 10.26 million
- Cost Projection for Rate Year: \$ 0.26 million
- Expected Site Investigation and Remediation Activities:

The East 115th Street site is the location of a former manufactured gas plant that Con Edison operated along the eastern side of Pleasant Avenue between East 114th and 116th Streets in Manhattan. The site is now occupied by a school building that was constructed in 1941 and that currently houses the New York City Department of Education's Manhattan Center for Science and Math and the Isaac Newton Junior High School for Science and Math (the "School"). Con Edison completed DEC-approved remedial investigation ("RI") activities at the site between 2002 and 2005, pursuant to Voluntary Cleanup Agreement Index #D2-0003-02-08 (the "VCA"), which it entered into with the DEC on August 15, 2002. Based upon the results of the RI, Con Edison submitted an Alternative Analysis Report ("AAR") to the DEC for the site in 2008. In September 2009 the DEC issued a Decision Document ("DD") for the site. In 2010, 2012, and 2014, Con Edison conducted pre-design investigation ("PDI") activities and designed the components of the site remedy selected in the DEC's DD. In 2015, Con Edison initiated constructing a sub-slab depressurization system (SSDS) at the site. Con Edison is currently in the process of designing the barrier wall for the site.

During the Linking Period and Rate Year it is expected that the activities will consist of completing the construction of the SSDS, designing and constructing the barrier wall, and initiating post-remediation operating and monitoring (O&M). It is anticipated that both the SSDS and the barrier wall will be installed during the Linking Period and post-remediation O&M activities will begin during the Rate Year.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: Pemart Avenue MGP Site

- Cost Projection for Linking Period: \$ 3.272 million
- Cost Projection for Rate Year: \$ 14 million
- Expected Remediation Activities:

The Pemart Avenue Works site is the location of a former carbureted water gas MGP that Con Edison operated along the former Pemart Avenue (currently North Water Street) and the Hudson River in Peekskill, New York. The site currently consists of five commercially-zoned parcels, one of which is used as a transient lodging center. Con Edison has investigated the site and is conducting remedial planning and activities for the site's MGP-related contamination pursuant to Voluntary Cleanup Agreement. Most of the former MGP site was sold in 1978 by Con Edison, with a small parcel retained by the Company for use as a natural gas regulator station. Subsequently, the gas regulating functions were relocated to a subsurface vault installed in North Water Street. The former Site is now used for industrial and commercial purposes. It is anticipated that the Site will continue to be used for these purposes.

Based on findings of the DEC-approved site characterization study and subsequent remedial investigations, remnant structures and MGP residuals remain in the subsurface at the site and adjoining downgradient areas. These residuals were determined to have impacted soil, groundwater, soil gas and sediments in the near-shore area of Peekskill Bay (Hudson River). In 2013, Con Edison submitted an Alternatives Analysis Report to the DEC. Subsequently, DEC designated the area east of the Metro North Train Tracks as Operable Unit One (OU-1) and the area west of the train tracks as Operable Unit 2 (OU-2). The overall remedy approved by DEC for both OU-1 and OU-2 includes dredging and capping of affected sediments, installation of a low-permeability barrier wall to prevent future migration of coal tar into sediments, coal tar recovery, excavation of soil in accessible upgradient areas, and institutional controls.

During the Linking Period include it is expected that activities and costs will include:

- Implementation of pre-design field investigation of soil and sediments;
- Consultant field oversight;
- DEC oversight;
- Pre-design Investigation Report preparation;
- Completion of detailed remedial design (OU-1 and OU-2);
- Preparation of bid documents;
- Procurement of remediation contractor for OU-1.
- Preparation and submittal of contract submittals to DEC for OU-1
- Commencement and completion of remedial action of upland area (OU-1);
- Completion and submittal of Final Engineering Report for OU-1 to DEC.
- Procurement of remediation contractor for OU-2.
- Preparation and submittal of contract submittals to DEC for OU-2

During the Rate Year, it is expected that activities and costs will include:

- Commencement and completion of remedial action of sediments (i.e., OU-2); and,
- Completion and submittal of Final Engineering Report for OU-2 to DEC.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: Hunts Point EDC MGP Site

- Cost Projection for Linking Period: \$ 1.971 million
- Cost Projection for Rate Year: \$0.4 million
- Expected Site Investigation and Remediation Activities:

Hunts Point Gas Works is the location of an approximately 204-acre former manufactured gas plant that Con Edison operated in the Hunts Point section of the Bronx from 1926 until 1961. In 1968, Con Edison sold the former grounds of the MGP to the City of New York. The City has leased large portions of the site for use as the Hunts Point Cooperative Food Market and is seeking to lease additional sections of the site for similar use. The MGP investigation and remediation activities at the majority of the site are being managed on the City's behalf by the New York City Economic Development Corporation ("EDC"). In March 2000, Con Edison entered into a Memorandum of Agreement ("MOA") with the City under which it agreed to reimburse the City for up to \$14.217 million of the costs the City (either directly or through EDC) incurred implementing DEC-approved MGP investigation and remediation programs for certain parcels of the Hunts Point site under the Voluntary Cleanup Agreements ("VCAs") the City had entered into with the DEC. In October 2010, Con Edison made its required final payment to the City under the March 2000 MOA. In July 2008, Con Edison and the City entered into a second agreement that addresses MGP contamination on certain portions of the Hunts Point site. This agreement was necessary because EDC, on behalf of the City, entered into VCAs with DEC for the investigation and remediation of these additional parcels over the next several years.

Under Voluntary Cleanup Agreement Index #D2-0003-02-08 (the "Con Edison VCA"), which it entered into with the DEC on August 15, 2002, Con Edison is obligated to investigate and, if deemed necessary by the DEC, to remediate the portions of the Hunts Point site that are not covered by the City's VCAs with the DEC. These additional areas include: (i) the NYC Department of Sanitation Marine Transfer Station and the NYC Department of Correctional Facilities Prison Barge Parking Lot on the site; (ii) the Krasdale Foods, Sultana and Citarella warehouses and food processing/packing facilities on the site; (iii) the Halleck Street sidewalk area of the site; (iv) the central meat market cooperative parcel; and (v) the sediments in the adjacent Bronx River and East River.

In addition, as directed by the DEC, the Company has filed separate work plans to investigate and to implement an interim remedial measure ("IRM") to address dry weather discharges of MGP related contaminants to the Bronx River from a storm water sewer pipe and outfall located on the Krasdale Foods section of the site. Con Edison is implementing the DEC-approved investigation plan for the dry weather discharges of those contaminants.

The cost projections for the Linking Period and Rate Year represent: (1) estimated reimbursement of the City's costs of implementing DEC-approved investigation/ remediation programs for parcels D, F and E-OU3 that are covered under the 2008 agreement between the City and the Company and (2) the Company's projected costs of implementing DEC-approved investigation/remediation programs for the portions of the Hunts Point Site that are covered under the Company's 2002 VCA with the DEC, including implementation of the IRM on the Krasdale Foods parcel, additional investigation of the Krasdale Foods parcel and investigations of the Sultana and Citarella and the meat market cooperative parcels. It is anticipated that implementation of the IRM on the Krasdale Foods Parcel and that activities in connection with the investigations of the Citarella and Sultana parcel and the meat market cooperative parcel will be performed during the Linking Period and that activities in connection with the additional investigation of the Krasdale Parcel will be performed during the Rate Year.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: W. 18th Street Gas Works

- Cost Projection for Linking Period: \$4.015 million
- Cost Projection for Rate Year: \$0.02 million
- Expected Site Investigation and Remediation Activities:

The West 18th Street Works site is the location of a former oven gas MGP that Con Edison operated in the Chelsea section of Manhattan from approximately 1834 until 1912. The site is located along Tenth Avenue and the Hudson River between West 16th and West 20th Streets, and east of Tenth Avenue between West 17th and 18th Street. Con Edison has investigated and remediated various portions of the site pursuant to Voluntary Cleanup Agreement Index # D2-0003-02-08 (the "VCA"), which Con Edison entered into with the DEC on August 15, 2002. The tax lots that comprised the site when Con Edison and the DEC entered into the VCA are listed below. The VCA was subsequently terminated by the DEC with respect to the following five tax lots when the DEC entered into Brownfield Cleanup Agreements ("BCAs") with the owners and the redevelopers of those lots: (i) Block 690/Lots 12 and 54; and (ii) Block 689/Lot 17; (iii) Block 690/Lots 20 and 29.

Site/ Off-Site	Street Address	Tax Map Block/Lot	Current Use
Site	501 W. 17th St.	Block 689/ Lot 17	Parking Lot
Site	550 W. 20th St.	Block 691/ Lot 1	NYS Correctional Facility
Site	100 11th Avenue	Block 691/ Lot 11	Apartment Building
Site	52 W. 19 th Street	Block 691/Lot 15	Art Gallery [CONFIRM WHY THIS PARCEL WAS DELETED?]
Site	532 W. 20 th Street	Block 691/Lot 50	Art Gallery [CONFIRM WHY THIS PARCEL WAS DELETED?]
Site	555 W. 18th Street	Block 690/ Lots 12 & 54	Office Building
Site	511 W. 18th Street	Block 690/ Lot 20	Commercial Parking

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site	131 10th Avenue	Block 690/ Lot 29	Parking Lot
Site	512 W.19th Street	Block 690/ Lot 40	Art Gallery
Site	516/522 W. 19th Street	Block 690/ Lot 42	Apartment Building
Site	524 W. 19th St	Block 690/ Lot 46	Apartment Building/ Art Gallery
Site	109 10th Avenue	Block 688/ Lot 1001	Offices / Self-Storage
Site	111 10th Avenue	Block 688/ Lot 1002	Offices / Self-Storage
Site	442 W. 18th Street	Block 715/Lot 59	Commercial
Site	Hudson River Park between W. 16 th and 20 th Streets	Block 662	Chelsea Piers Sport & Entertainment Complex
Site	Route 9A between W. 16 th and 20 th Streets	N/A	Highway

The DEC has approved Alternatives Analysis Reports (“AARs”) and remedial action work plans (“RAWPs”) for five of the lots. The remedial measures required under the DEC-approved RAWPs are as follows:

- Block 690/Lots 12 and 54 - The RAWP for these lots included the excavation of coal tar-contaminated subsurface soil, the installation of an underground coal tar barrier wall extending to bedrock around the perimeter of the lot, and the installation of a soil vapor barrier beneath the foundation slab of the commercial office building that was erected on the lot. The DEC’s remedy also includes deed restrictions, institutional controls, periodic site inspections and compliance certifications to the DEC, and the implementation of a DEC-approved site management plan. The required remediation was completed under the property owner’s BCA with the DEC and the DEC has issued a BCP Certificate of Completion to the property owner.
- Block 690/Lot 46 - The RAWP for this lot included the excavation of coal tar-contaminated subsurface soil, the installation of an underground coal tar barrier wall extending to bedrock around the perimeter of the lot, and the installation of a soil vapor barrier beneath the foundation slab of the residential apartment building that was erected on the lot. DEC’s remedy also includes deed restrictions, institutional controls, periodic site inspections and compliance certifications to the DEC, and the implementation of a DEC-approved site management plan. The required remediation was completed under the Con Edison’s VCA and the DEC has issued an NFA letter for this lot. The SMP for the lot has been approved by the DEC and is being implemented.
- Block 691/Lot 11 - The RAWP for this lot included the excavation of coal tar-contaminated subsurface soil, the installation of an underground coal tar barrier wall extending to bedrock

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

around the perimeter of the lot, and the installation of a soil vapor barrier beneath the foundation slab of the residential apartment building that was erected on the lot. DEC's remedy also includes deed restrictions, institutional controls, periodic site inspections and compliance certifications to the DEC, and the implementation of a DEC-approved site management plan. The required remediation was completed under the Con Edison's VCA and the DEC has issued an NFA letter for this lot. The SMP for the lot has been approved by the DEC and is being implemented.

- Block 689/Lot 17 - The RAWP for this lot includes surface soil excavation, in-situ stabilization of subsurface coal tar-contaminated subsurface soils, the installation of an underground coal tar barrier wall extending to bedrock around portions of the lot, the installation/operation of coal tar recovery wells in the northwest portion of the lot, and the installation of a soil vapor barriers and sub-slab soil gas depressurization systems beneath any occupied buildings erected on the lot. The DEC's remedy also includes deed restrictions, institutional controls, periodic site inspections and compliance certifications to the DEC, and the implementation of a DEC-approved site management plan. This site has been remediated by the owner and the prospective developer of the lot under their BCA with the DEC and received a Certificate of Completion dated December 17, 2014. In March 2014, the property owner and related entities commenced an action in federal district court for the Southern District of New York against Con Edison seeking 100% recovery of their alleged past and future response costs associated with the lot's MGP contamination (over \$24 million). Con Edison defended the action which was settled in November 2015 for \$6 million. This settlement amount and certain associated litigation costs were finalized after the revenue requirement for the rate case was determined and will be reflected in Con Edison's updated testimony for this rate case.
- Block 690 / Lots 20 and 29 - In 2015, DEC transferred these parcels from the VCA to a BCA executed by the current property owner. A draft RAWP was prepared by the property owner and is under review by DEC. The proposed remedy entails excavation of impacted soil to an estimated maximum depth of 12 feet below grade; excavation of soil and removal of the foundations of two former holders (Block 690/Lot 29) and associated impacted soil; and institutional and engineering controls. It is expected that remediation will be performed in conjunction with construction activities, which should result in cost savings, the amount of which is as yet undetermined. The cost and schedule for the redevelopment activities has not yet been established by the owner.

The activities during the Linking Period and the Rate Year are expected to consist of conducting a supplemental investigation on one of the parcels (Block 691/ Lot 1, located at 550 West 20th Street – Former State Correctional Facility).

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: Purdy Street Station MGP Site

- Cost Projection for Linking Period: \$ 3.76 million
- Cost Projection for Rate Year: \$1.05 million
- Expected Remedial Design and Remediation Activities:

The Purdy Street Station site is the location of a former MGP and gas storage holder that Con Edison and its predecessor companies operated along the west side of Purdy Street and the north side of St. Raymond Avenue in the Parkchester section of the Bronx. After the MGP and storage holder were retired, Con Edison used the site as a service center with a maintenance garage and gasoline/diesel fuel dispensing station for its fleet vehicles. The site now consists of the grounds of Saint Raymond High School for Boys ("School"), which Saint Raymond R.C. Church has operated since it acquired the site from Con Edison in 1960. The site has been investigated by Con Edison and a DEC-approved Interim Remedial Measure ("IRM") Work Plan has been implemented for a portion of it pursuant to Voluntary Cleanup Agreement.

The Company has completed an extensive DEC-approved investigation for the site, as well as DEC-mandated IRMs for: the subsurface MGP purifier contamination located adjacent to an annex classroom building that the School constructed on the central portion of the site in 2010 and 2011; and the service center-related petroleum contamination located beneath the footprint of that building. The cost projections for the Linking Period and Rate Year include the estimated costs of designing and implementing the DEC-approved site remedy and the site restoration.

Actual costs may differ depending upon the actual amount of contamination encountered, as well as certain incremental costs such as the potential relocation of certain School-related operations during the implementation of the remediation work, and costs of long-term operations, maintenance and monitoring for the remedy, including the land use restrictions and other institutional controls imposed by the DEC as part of the remedy.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: Rye Gas Works

- Cost Projection for Linking Period: \$ 0.2 million
- Cost Projection for Rate Year: \$ 1 million
- Expected Site Investigation and Remediation Activities:

The Rye Gas Works site is the location of a former manufactured gas plant that Con Edison operated in Rye, New York. The site is now occupied by a Con Edison service center. Con Edison completed DEC-approved remedial investigation ("RI") activities at the site in 2015 pursuant to Voluntary Cleanup Agreement Index #D2-0003-02-08, which it entered into with the DEC on August 15, 2002. Based upon the results of the RI, Con Edison submitted an Alternative Analysis Report ("AAR") to the DEC for the site in May 2015 that recommended a remedy which included excavation and off-site disposal of impacted soil, passive DNAPL recovery in bedrock, and implementation of institutional controls. DEC approved the AAR in July 2015 and is now preparing a draft Decision Document for the site.

During the Linking Period, it is anticipated that activities will consist of a pre-design investigation and design of the remedy. During the Rate Period, it is anticipated that activities in connection with the remedy will be conducted including excavation and off-site disposal of impacted soil, passive DNAPL recovery in bedrock, and implementation of institutional controls.

Consolidated Edison of New York, Inc.
SIR Cost Projection Additional Information
Updated as of September 30, 2015

Site: E. 21st Street Works Site

- Cost Projection for Linking Period: \$1.35 million
- Cost Projection for Rate Year: \$ 1 million
- Expected Site Investigation and Remediation Activities:

The E. 21st Street Works site is the location of a former manufactured gas plant that Con Edison operated in Manhattan, New York. The site is now occupied by an apartment complex. Con Edison completed DEC-approved remedial investigation (“RI”) activities at the site pursuant to Voluntary Cleanup Agreement Index #D2-0003-02-08, which it entered into with the DEC on August 15, 2002. The site has been divided into the following Operable Units: OU-1 which is the apartment complex property; OU-2 which is the landside waterfront and river sediments; and OU-3 which is the bedrock under the site. Based upon the results of the RI, Con Edison submitted an Alternative Analysis Report for OU-1 to the DEC for the site in December 2009 that recommended a remedy which included installation of DNAPL recovery wells and implementation of institutional controls. DEC is in the process of preparing a draft Decision Document (“DD”) for the OU-1 remedy.

During the linking period, it is anticipated that activities will include indoor air testing and remedial planning. During the Rate Period, it is anticipated that activities in connection with the remedy will be conducted including installation of DNAPL recovery wells and implementation of institutional controls.